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# CANADIAN

# WOMEN'S HOUSING PROJECTS

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and
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March, 1991

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## Summary: Canadian Women's Housing Projects

In the last ten years, there has been an unprecedented increase in non-profit housing projects in Canada specifically targeted to women. From the early eighties, when fewer than ten housing developments serving female households could be identified across the country, this report documents fifty-six housing projects across Canada that have been developed either by women and/or define women as the primary target group. In total, these women's housing projects represent more than 1,500 housing units nationwide. Estimated capital costs for the largest projects now under development are $16 million for a 122 unit development and $12.5 million for a 142 unit development. For the most part, housing targeted to women has been developed and is managed under federal and provincial non-profit housing programs. Canada has the largest number of housing projects developed for women primarily by women of any industrialized country.

The purpose of this study was to contact women's housing projects across Canada and collect information about their origins, funding, size, objectives, design, management, services, and experience in developing housing for women. The information is presented in a brief standardized format to provide other women's community groups with a starting point so that they might contact groups who have already developed housing to share their experiences. This document is also addressed to housing officials so that they can be aware of the range and diversity of women's housing models and that housing for women has been successfully built and managed in many parts of the country. It records the considerable achievement of grassroots women's groups to develop and control their own housing environments.

## Sommaire : Les ensembles de logements pour femmes au Canada

Au cours des dix dernières années, il y a eu une hausse sans précédent du nombre d'ensembles de logements sans but lucratif au Canada, et en particulier ceux qui sont destinés aux femmes. Ce rapport part du début des années 80, moment où dans tout le pays, on pouvait à peine compter dix ensembles destinés aux ménages menés par une femme; on y fait état de cinquante-six ensembles de logements à travers le Canada qui ont été soit élaborés par des femmes, soit réalisés en fonction des femmes comme groupe cible. Au total, ces ensembles résidentiels pour femmes représentent plus de 1 500 logements dans tout le pays. Les coûts d'immobilisations pour les plus grands ensembles actuellement en construction se chiffrent à environ 16 millions de dollars pour un ensemble de 122 logements, et à 12,5 millions pour un autre comptant 142 logements. Dans l'ensemble, les logements ciblés en fonction des femmes ont été réalisés et sont administrés en vertu de programmes fédéraux-provinciaux de logement sans but lucratif. De tous les pays industrialisés, c'est le Canada qui compte le plus grand nombre d'ensembles résidentiels réalisés principalement par des femmes et pour des femmes.

Dans le cadre de cette étude, on a voulu communiquer avec les responsables d'ensembles de logements pour femmes à travers le pays et recueillir des données sur l'origine et le financement des projets, la taille des ensembles, les objectifs visés, les principes d'aménagement, les services offerts et l'expérience dans la réalisation de logements pour femmes. L'information recueillie est présentée selon un modèle bref et uniforme; elle devrait ainsi pouvoir servir de point de départ aux organismes communautaires de femmes qui veulent se renseigner auprès de groupes qui ont déjà réalisé des logements et partager leurs expériences. Ce document est également destiné aux hauts fonctionnaires du secteur du logement qui pourront y puiser des renseignements sur la gamme et la diversité des modes de logements pour femmes, et qui verront que plusieurs ensembles ont été construits et gérés avec succès dans plusieurs coins du pays. On y atteste des réalisations importantes des groupes de femmes pour créer et contrôler leur propre milieu de vie.

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Canada

# CANADIAN WOMEN'S HOUSING PROJECTS

## INTRODUCTION

Gerda R. Wekerle

In the last ten years, there has been an unprecedented increase in non-profit housing projects in Canada specifically targeted to women. From the early eighties, when fewer than ten housing developments serving female households could be identified across the country,[1] this report documents fifty six housing projects across Canada that have been developed either by women and/or define women as the primary target group. In total, these women's housing projects represent more than 1,500 housing units nationwide. Estimated capital costs for the largest projects now under development are $16 million for a 122 unit development and $12.5 million for a 142 unit development. For the most part, housing targeted to women has been developed and is managed under federal and provincial non-profit housing programs. Canada has the largest number of housing projects developed for women primarily by women of any industrialized country.

The purpose of this study was to contact women's housing projects across Canada and collect information about their origins, funding, size, objectives, design, management, services, and experience in developing housing for women. The information is presented in a brief standardized format to provide other women's community groups with a starting point so that they might contact groups who have already developed housing to share their experiences. This document is also addressed to housing officials so that they can be aware of

the range and diversity of women's housing models and that housing for women has been successfully built and managed in many parts of the country. It is a celebration of the considerable achievement of grassroots women's groups, often against great odds, to develop and control their own housing environments.

In the past decade, women's groups have emerged as new actors in the housing field, developing non-profit housing to fill gaps in both shelter and service provisions. Often, these groups have had no prior housing background. They have applied their experience in community development and serving disadvantaged women to a new arena - housing - with substantial success.

What has prompted the development of housing projects for women?

The recognition that women are among the most vulnerable households in today's housing market has prompted women's groups to develop housing. Doyle and Hulchanski[2] show that in the past twenty years, the greatest increase in core housing need, i.e. households spending more than 30% of income on housing, has been among non-senior unattached households and single parents. These two groups share certain characteristics: they are concentrated in the rental market; there is only one adult wage earner earning only two thirds of the male wage; the majority of these households are headed by women. Between 1981-86, there was a 20% increase in the number of lone parents in Canada.

Among female headed households in Canada, homeownership was extremely low. In 1982, 38% of households headed by women were homeowners compared with 71% of

men.[3] This is in part because households headed by women have only one wage earner compared with two or more earners in households headed by men.

Women's increased vulnerability in the housing market is linked to recent trends in both the housing market and in the restructuring of the economy. According to Doyle and Hulchanski,[4] these are the households faced with an increasing housing affordability gap. They are locked into rental housing at a time when there is a growing gap between incomes and housing costs. The stock of low cost rental housing is disappearing, while the price of new stock increases faster than income. Furthermore, the restructuring and globalization of the economy has meant that new jobs created are often low paying jobs. These are the service sector jobs in which women predominate- jobs which do not provide sufficient income to support a family and compete in urban housing markets where costs are outstripping wage income.

Because women have been hardest hit by the housing affordability crisis in the last twenty years, they are now concentrated in various types of social housing. A recent evaluation of public housing in Canada by CMHC shows that 62.2% of all residents are women, primarily female single parents and elderly women. In public housing family projects, there are five times as many single parent families as in the general population of renters. Approximately one half of all households in family projects are single parent families.[5] A recent survey of tenants living in nonprofit housing owned and managed by the City of Toronto, shows that between 60-70% of all residents are women.[6]

Non-profit housing cooperatives have also disproportionately attracted households headed by women. Statistics from the 1986 census show that close to 57% of adult co-op residents are female. A much higher proportion of families in co-op housing are headed by single parents (30% versus 13% in the general population); a much higher proportion of older adults in co-ops are also female.[7]

In order to get housing built, women have used their ingenuity to come up with an assortment of arrangements and partnerships that are far from standard, even in the non-profit housing field. They have forged alliances between human service providers and housing providers to invent new funding mechanisms to pay for support services for residents. One group established an agreement between a women's service organization (an NGO) and a public housing authority, whereby the local authority leased its housing to the group for $1 a year. In one case, a floor of a building for homeless people is reserved for homeless women. Some of the groups have developed scattered site housing projects with housing workers from the agency providing support services to residents. One group even mortgaged a member's house to come up with the initial capital to buy a building.

Women's groups have also cultivated alliances with other women working in housing resource groups - women that will take a special interest in the women's projects and will see them through to completion. Women's housing groups have found sympathetic civil servants in municipal, provincial, and federal agencies to shepherd through their projects and run interference for

them. These alliances and networks have often been critical to the successful fruition of women's housing developments.

A grassroots approach characterized by diversity

Women's groups have responded to what they have viewed as an acute crisis in women's housing. Direct service providers such as battered women's shelters have identified the lack of affordable housing as a primary factor which makes women stay in or return to violent homes. They have defined "a safe place" as the necessary precondition for moving women from a dependent status to independence. Organizations serving battered women have recognized a need for permanent, affordable housing for women leaving abusive relationships. In the process, they defined housing as more than shelter, including emotional support, childcare, life skills training, and assistance in finding affordable permanent housing.[8] Two projects described in this report are specifically designed for young mothers and their children. A unique housing project in Charlottetown provides a safe and supportive healing environment for women who are facing the pain of childhood sexual abuse.

Women who have experienced the greatest difficulties in the housing market have banded together to form Non-profit Housing Corporations and Non-profit Housing Co-operatives. Single parents have viewed housing co-operatives as their only chance to control and have a sense of ownership over their own living space. In Halifax, a group of low income single mothers who could not find suitable affordable housing formed a housing co-operative. In Quebec City, the Grandir en Ville Non-Profit Housing Co-operative was started by a

single parent who experienced difficulties in living alone with a child. In Vancouver, the Entre Nous Femmes Housing Society links housing, childcare, and job creation.

In Vancouver, Winnipeg, Hamilton, and Toronto, women over the age of 40 who are not yet eligible for subsidized seniors' housing, but have been ineligible in the past for subsidized "family" housing, have also developed their own housing co-operatives. They are able to provide themselves with secure, affordable, housing and also design for aging in place, in some cases providing units that can be converted in future for wheelchairs.

Immigrant women and visible minority women have developed permanent non-profit housing and non-profit co-operatives to respond to the needs of their groups. In Thunder Bay, Regina, Winnipeg, and Toronto, native women have developed housing linked with native programs and cultural activities. In Toronto, Portuguese women, women of colour, and francophone women and their families are in the process of developing housing.

The diversity of the women's groups that have entered the housing field, their process for developing housing, and the form of housing they produce is noteworthy. Some of these women have been professionals; many others have been working class, low income women who have taken the initiative to learn about the housing delivery system and have been persistent, often over a period of three to five years, in pursuing their housing goals.

Leaders in developing supportive housing

The women's housing projects have been leaders within the Canadian housing community in developing the concept of "supportive housing". This is housing that is linked in some way to the provision or availability of support services to residents. Housing developed by single parents identified the need for on-site daycare to assist in the transition from dependency to family self-sufficiency. Second-stage transitional housing for abused women has built in a range of services including counselling, training in life skills, and employment upgrading programs as part of the basic housing package. Permanent housing for low income women and women with children has identified the need for community development workers and programs for children. Non-profit housing cooperatives frequently provide opportunities for the development of self-help networks and exchange.

Supportive housing has been identified as a key issue for housing providers in the non-profit sector in the nineties. Local housing authorities are reexamining their policies to provide only shelter and are determining the level of support needs of a changing mix of residents, including an increasing number of frail elderly who need home support services; a preponderance of single parent families headed by women with multiple needs; the increasing numbers of ex-psychiatric patients being housed in social housing developments.[9] Women's housing projects across the country are examples of what is entailed in providing supportive housing for a range of special needs groups.

## Alternative models for resident participation in housing management

Women's housing projects are models of various forms of resident participation in housing management. As many organizers have the objective to empower residents, careful attention has been paid to the design of management and decisionmaking in the housing environment. In developing housing, women's groups have frequently been pioneers in creating processes that involve potential residents from the earliest stages, including the programming stage, selection of architects, decisions on design, layout, and finishes. While this is more common among non-profit housing cooperatives in the wider housing sector, in the women's housing initiatives, even non-profit projects developed by established women's organizations have paid special attention from the outset to ways to involve women in decisionmaking and in developing new skills and enhancing self esteem.

At the same time, a range of alternatives are in operation, from housing managed by an external board with input from resident committees in some second stage facilities, to facilitative management in permanent rental housing where residents are responsible for key aspects including tenant selection, making and enforcing rules, to self-management of all aspects of the housing in most non-profit cooperatives. These alternative approaches to resident involvement in housing management are currently being tested in practice.

Housing officials in Canada, the U.S. and U.K. have characterized the 1990's as the decade for attention to management in social housing environments,

particularly a more people-oriented, service-oriented approach that provides for a substantial involvement of residents in decisionmaking.[10] According to D.A. Murray Wilson, Executive Director, Housing Field Operations for the Ontario Ministry of Housing,[11] large social housing providers are reexamining the benefits of tenant management from the standpoint of increased efficiency and productivity, diminished crime rates, and improvements in resident satisfaction. In the United States, the Bush administration favors resident management of public housing as most cost effective and has reserved special funding for such initiatives. Women's housing projects should be examined as demonstrations of what works with a range of housing consumers.

## Methodology

This directory is not an exhaustive listing of all housing for women projects in Canada, but should be seen as the beginning of an attempt to share information and experiences more widely among different groups of housing providers. The housing initiatives described in this report include projects in large cities like Toronto, Montreal, and Vancouver; they include housing developments in smaller cities like St. Catharines, Ontario or Charlottetown, PEI. The projects are spread throughout the country. Although the directory lists more projects in Ontario than elsewhere, this may be more a function of the networks of information available, than the dispersion of projects. Some projects chose not to be listed here, preferring to remain anonymous outside their own communities. Others could not be contacted or did not respond to enquiries. Still other women's housing initiatives are either in the development stages and are not widely known or they exist but are considered

just another non-profit housing project and have not received publicity outside their local communities.

Locating women's housing projects across the country remains a haphazard activity dependent on serendipity and personal networks. There is no centralized listing through CMHC or the provincial ministries of housing of non-profit groups that have produced housing targeted to women residents. Such projects are listed alphabetically with all others and often names of projects do not identify them as women's projects. A report by the National Clearinghouse on Family Violence[12] lists transition houses for battered women in Canada. There is no comparable list for non-profit housing or non-profit housing cooperatives. In many cases, women prefer this, as they do not want to be labelled or harassed by neighbours and community opponents. At the same time, the relative invisibility of women's housing efforts across the country has meant that many groups reinvent the wheel, feel isolated, and cannot benefit from the experiences of other women who have grappled with similar issues.

In putting together this directory, we started with the initial ten women's housing projects described in Women's Housing Projects in Eight Canadian Cities.[13] Residents and staff of these projects suggested other names and new projects underway. Often, women I met at meetings or feminist events would suggest a contact in another city. In a few cases, one architect or resource group was involved in the development of several women's housing projects. Frequently, we started only with the name of a project and the city. We found that major social or housing agencies in a particular city often were unaware

of the existence of a housing project that had been successfully underway for several years.

We telephoned all but a few projects on which data had been previously collected and interviewed them by telephone. Additional information was often sent by the groups. Actually making contact with the housing group was often more a matter of luck than skill. Surprisingly, projects that a few years ago were mentioned only as possibilities and dreams, had often materialized into actual homes for women.

Since my initial study of ten women's housing projects in 1985-86, today there is far more consciousness in the women's movement and in the housing sector of women's housing needs and housing initiatives across the country. There have been several recent conferences on women and housing in Halifax and in Toronto; the National Action Committee on the Status of Women has had a Housing Subcommittee since 1986 which has produced policy statements and a newsletter. Government agencies such as the Canadian Advisory Council on the Status of Women have published reports on women and housing; the Ontario Women's Directorate is sponsoring research on women and housing. Detailed local studies of the process of developing women's housing and evaluations of their success are beginning to emerge.[14]

Yet in smaller centres, local women's groups are still waging the same battles as the initial pioneers of women's housing projects waged in the early eighties: housing officials declare that housing for women is not needed, that it is discriminatory, that women cannot do the maintenance, manage the

finances, or understand negotiations with funders and builders. Increasingly, sponsors of women's housing projects are confronted with the NIMBY syndrome, local neighbours and politicians who will not accept any social housing project, even if it is for abused women and their children. They are forced into long, costly delays or are required to appeal to higher bodies for the right to build needed housing. Women who have successfully developed housing have advised other women considering this option to be persistent, tenacious, and stubborn in pursuing their dream. The end result of housing that women control and manage is worth it.

Acknowledgements

I am grateful for the assistance given to me on this project by several graduate students in the Faculty of Environmental Studies, York University: Jane Coombs, Rosemary Foulds, and Barbara Muirhead. Each of them contributed to the project by trying to devise a system for organizing this information and recording it. Pam Sayne of the Ontario Institute of Education collected data on some of the projects. Barbara Muirhead proved inventive and tenacious in finally getting me to agree on a system, in pursuing flimsy leads, and in interviewing housing groups. Heather Taylor of Oleson, Worland Architects, Toronto deserves special thanks for her prompt response to my inquiries just before deadline. Evelyn Peters of the Department of Geography, Queens University, shared with me material she had collected for her research on second stage housing, for which I am very grateful. Reggie Modlich also shared an interview she had done with a group. Carina Hernandez did word processing on more versions of this than we care to admit. Michael

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## Notes

1. Gerda R. Wekerle. Women's Housing Projects in Eight Canadian Cities. Ottawa: CMHC, 1988.

2. Cassie J. Doyle and J. David Hulchanski. "The housing affordability gap in Canada: the need for a comprehensive approach", pp. 73-82 in Robert D. Katz (ed.) Housing in the 90's: Common Issues. Proceedings of NAHRO, IOH, CHRA International Conference. University of Illinois at Urbana-Champaign, Oct. 13-15, 1990.

3. Richard Harris. "Women and homeownership: a research note," Women and Environments Vol.7, No.3, Fall 1985, p. 19.

4. Doyle and Hulchanski, op.cit.

5. CMHC. Public Housing Program Evaluation Report. CMHC: Ottawa, Program Evaluation Division, April, 1990, pp. 26-29.

6. Lapointe Consulting, Inc. and Norpark Design Inc. Cityhome 40/40/20 Targeting Plan Evaluation: Study of Tenant Satisfaction and the Effects of Social Mix. Toronto: City of Toronto Housing Department, February, 1991.

7. Co-operative Housing Federation of Canada. Communique, Vol. 9, March 1990, pp. 1-4.

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9. Margaret A. Denton and Christine K. Davis. Patterns of Support Services Among Family Public Housing Tenants in Ontario. Toronto: Ontario Ministry of Housing, 1987; The Starr Group and Richard Drdla Associates. Supportive Housing Facility Study, Interim Report (Stage 1 & 2) Summary. Toronto: City of Toronto Housing Department, June 1990; Lapointe Consulting Inc. Cityhome 40/40/20 Targeting Plan Evaluation: Study of Tenant Satisfaction and the Effects of Social Mix. Toronto: City of Toronto Housing Department, February, 1991.

10. Michael Stegman,"Keynote Address." pp. 11-22 in Robert D. Katz, Housing in the 90's Common Issues. Proceedings of NAHRO, IOH, CHRA, International Conference, University of Illinois at Urbana-Champaign, Oct. 13-15, 1990.

11. D.A. Murray Wilson. "Management of the public and non-profit housing stock: renewal, resident involvement, and controlling the drug environment," pp. 113-120 in Katz, op.cit.

12. The National Clearinghouse on Family Violence. Transition Houses for Battered Women in Canada. Family Violence Protection Division, Social Service Programs Branch, Health and Welfare Canada, Ministry of Supply and Services: Ottawa, 1989.

13. Wekerle, 1988 op.cit.

14. Peters, 1990 op.cit; Gisele Yasmeen, "Mutual aid and social networks: a feminist inspired housing co-op in Montreal," Canadian Woman Studies, Vol. 11, No. 2, Fall 1990, pp. 25-29; L. McDonald, W. Chisholm, T. Peressini, T. Smillie. A Review of a Second Stage Shelter for Battered Women and Their Children. Ottawa: National Welfare Grants Directorate, Health and Welfare Canada, 1986.

**Discovery House**

---

**Address**
P.O. Box 3532 Station B
Calgary, Alberta
T2M 4M2

**Contact**
Nora Peters, Executive Director

**Phone No.**
(403) 277-0718

**Date of Completion**
1984; opened in rented apartment, 1980.

**Sponsor**
Calgary Family Support Society

**Developer**
Calgary Family Support Society

**Architect/Urban Design firm**
William McCreery Architects

**Funding**
Private and corporate donations 30% (Burns Memorial Fund, Rotary Club); municipal and provincial social services provide 60% of operating costs; 10-15% comes from rents.$420,000 is the operating cost per year.

**Building type**
Four storey brick apartment (no basement)

**Number of units**
13

**Unit Mix**
1 3-bed
4 2-bed
8 1-bed

**Unique design features**
Offices for counsellors, child care facility, and common room.

**Objectives/ Resident criteria**
Assist abused women and their children to achieve independence and emotional well-being through the provision of a safe, supportive, and therapeutic long-term, second-stage facility. Applicants must be women who have been in abusive relationships; they must have children.

**Subsidies and Procedure**
Rent-geared-to-income through provincial income security subsidy.

**Referrals from other agencies**
Especially from emergency shelters. Women can also refer themselves.

**Average stay**
6 months

**Maximum stay**
Up to 6 months but flexible

**Services and Activities**
Counselling services, programs/workshops, support group, and children's program (pre-school), and after-school program. During summer, all-age children's program. Volunteers (250) do recreation, arts and crafts, drama, outreach programs; part-time counsellor works in community. Friendship Program in which a community member is matched with a resident.

Workshops and discussion groups in parenting, budgeting, self-esteem, legal guidance, employment opportunities.

**Management**
Volunteer Board of Directors is elected to the Calgary Family Support Society. Committees include fundraising and public relations. There are 11 paid staff and 2 part-time (1 janitor, 1 counsellor).

**What makes your project different?**
It is one of the first second stage projects in Canada, so it has many programs. It also provides outreach services, with emphasis on follow-up into the community. At present, follow-up is for one month but this is being extended.

**What would you like others to know about your project?**
The outreach program and follow-up programs have really worked for us. We do outreach with people on the waiting list. It is essential to have volunteers.

**Advice to other women developing housing?**
Look seriously at the costs and try to obtain long-term funding. Be realistic about the costs.

**Bishop Cridge Centre for the Family/Hayward Heights**

---

**Address**
27 Hayward Heights
Victoria, B.C.
V8T 3M7

**Contact**
Director

**Phone No.**
(604) 384-8058

**Date of Completion**
1969

**Sponsor**
Bishop Cridge Centre for the Family was created from B.C. Protestant Orphans Home. Associated with Anglican Church.

**Architect/Urban Design Firm**
Wagg and Hambleton, Architects. Land donated by Bishop Cridge Centre; subsidized construction costs from endowment.

**Funding**
CMHC, through non-profit Section 15 of National Housing Act. Fixed rents per unit with annual reviews of rent increases and budget by CMHC. No information on construction costs.

**Building type**
Two-storey row houses of brick with wood siding; two-storey group homes

**Number of units**
29 rental townhouses; 3 six-bedroom group homes

**Unit Mix**
8 two-bedroom townhouses; 14 three-bedroom; 7 four-bedroom

**Unique design features**
Large common play area for children. Townhouses built on grounds of 19th century orphanage building now used as community services building on established suburban residential neighbourhood.

**Objectives/Resident criteria**
Priority is given to women who have suffered abuse and to single parents in financial need who require emotional support. The Cridge Centre for the Family gives its mission as working "together to promote christian family life and families relieved of the pressure of housing have a better chance to work

on relationships and to become a unity that endures." Three group homes for mentally handicapped children.

**Subsidies and Procedure**
Approximately half of residents receive social assistance and pay housing portion as rent. Rents are substantially below market.

**Referrals from other agencies**
Some residents referred by ministers, friends, self-referrals.

**Maximum Stay**
Three years with some flexibility

**Services and Activities**
Community services centre on-site with space for community. Social Services, childcare centre for 52 children; 13 subsidized spaces for residents; after school and summer programs. Centre van used for shopping trips. Informal counselling. One full time maintenance person.

**Management**
Director of Bishop Cridge Centre for Family has office on-site. Volunteer Board of Directors.

**What makes your project different?**
Combination of on-site childcare, housing for single parents and group homes for mentally handicapped children. Rent structure is lower than public housing.

**Munroe House, Vancouver, B.C.**

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**Address**
P.O. Box 33904, Station D
Vancouver, B.C.
V6J 4L7

**Phone No.**
(604) 734-5722

**Date of Completion**
1979

**Sponsor**
YWCA of Vancouver; City of Vancouver Social Planning Department. B.C. Ministry of Human Resources. Part of YWCA of Vancouver.

**Funding**
B.C. Ministry of Human Resources leased building for $1/year. Province of B.C. provided funding for initial renovations. B.C. Ministry of Human Resources funds staff of two co-managers.

**Building type**
Brick and stucco 3-storey house. Minimal renovations.

**Number of units**
6 one-bedroom furnished apartments

**Unique design features**
Staff office, laundry facilities and playroom on-site. Installed fireproof doors, buzzer system and locks on windows.

**Objectives/Resident criteria**
All battered women with children except those who are chronically or alcoholically dependent; no violent or abusive women. Give preference to women who might not otherwise receive service. Women with limited life skills, on social assistance or unemployed.

**Subsidies and Procedure**
100% rent-geared to income paid either through housing portion of social assistance or, if employed or on UIC, pays up to $250 per month.

**Referrals from other agencies**
From Transition House

**Average stay**
Four months

**Maximum stay**
Six months, with some flexibility

**Services and Activities**
Program to develop life skills and provide assistance with practical problem solving and personal conflict resolution. Staff assist women with access to services, court accompaniment, support groups, organized social activities.

**Management**
Two part-time co-managers have office on-site with hours from 9 am - 6 pm and two evenings. Advisory Board of Director of Support Services, YWCA; YWCA Board member, co-manager, supervisor, representative of Ministry of Human Resources and staff of Vancouver Transition House.

**What would you like others to know about your project?**
It is important not to replicate role of husband through too many rules. Women should experience living on their own with support when they need it. It is important to "model what you are, teaching battered women."

## W.I.S.H. (Women in Second Stage Housing)

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**Address**
P.O.Box 3145
Winnipeg, Manitoba
R3C 4E6

**Contact**
Becky Barrett

**Phone No.**
(204) 786-4440

**Date of Completion**
1986

**Sponsor**
W.I.S.H. - formed by a group of people from the local community

**Resource Group**
Manitoba Committee on Wife Abuse (which no longer exists)

**Funding**
Operating grant of $90,000 from Dept. of Family Services per year. The residents sign a contract with the Regional Housing Authority. Staff pays $1 a month for office space.

**Building type**
Existing concrete block 6 storey apartment

**Number of units**
10

**Type of units**
5 2-bed
3 3-bed
4 office, resource centre

**Unique design features**
"FAST ALARM SYSTEM",ie. the telephone system links directly to the Regional Housing security system, which in turn links directly with the police.

**Objectives/Resident criteria**
1. Regional Housing Authority requirements: Must be at least 18 years old, with no more than 4 children.
2. WISH requirements: Woman must have permanently left the abusive relationship, understand that it is an intensive one year program and cannot be currently dealing with drugs or alcohol.

**Subsidies and Procedure**
All units are subsidized according to the Regional Housing Authority guidelines.

**Referrals from other agencies**
Yes. A lot of shelters, EVOLVE (a program for battered women), Children and Family Services, the Women's Post-Treatment Centre (for chemical dependency and childhood sexual abuse), CNIB, native women's groups.

**Maximum stay**
1 year

**Services and Activities**
A women's group meets twice a week; individual counselling is held at least once a week, averaging 1&1/2 to 3 hours a week; available fully subsidized spaces at 2 local day care centres; advocacy and work with the legal system.

**Management**
W.I.S.H. - an external, volunteer board.

**What makes your project different?**
The length of commitment. W.I.S.H. is the only such agency in Manitoba. There are 3 staff members for 32 people; with 2 of these doing counselling, the counselling aspect is very intensive.

**Advice to other women developing housing?**
Think about adequate staffing from the beginning. It is more difficult to add on later if you didn't budget for it initially.

**Second Stage Housing Inc.**

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**Address**
P.O. Box 3339, Station B
Saint John, New Brunswick
E2M 4X9

**Contact**
Elaine Stewart

**Phone No.**
(506) 632-9289

**Date of Completion**
July 1, 1987

**Sponsor**
Second Stage Housing Inc.

**Developer**
Rehabitat Inc.

**Architect/Urban Design firm**
Rehabitat Inc.

**Funding**
New Brunswick Department of Health and Community Services - salary/expenses;
New Brunswick Housing Corp. - rent subsidies

**Building type**
Scattered site townhouses

**Number of units**
10 - six unit building - rehabilitated
- two - 2 unit buildings - new construction

**Type of units**
Four 3-bedroom townhouses; four two-bedroom apartments; two three-bedroom apartments.

**Objectives/Resident eligibility**
Safe and affordable housing for battered women who need time to think and plan for the future; and programs in living skills for these women and their children.

For women with children. The women must have been in an abusive relationship and must be referred to Second Stage Housing through Hestia House and other shelters in the province or through the Dept. of Health and Community Services. Women must meet the New Brunswick Housing core need income threshold, and must be interviewed by the coordinator. Women must be prepared to live co-operatively,

participate in outside and house programs, set and work toward goals and work toward independence.

Second Stage Housing is not equipped to deal with women with a history of chronic need of extensive support services, evidence of on-going need, serious alcohol or drug dependencies, or who do not speak English. It is not wheelchair accessible.

**Subsidies and Procedure**
Subsidies are provided by the New Brunswick Housing Corporation. Families sign a 30-day lease with Second-Stage Housing and pay rent-geared-to-income for their unit. Rehabitat Inc. pay all maintenance and other costs.

**Referrals from other agencies**
Referrals are from the Dept. of Health and Community Services, self-referrals, and women's shelters throughout the province.

**Average stay**
8 months

**Maximum stay**
1 year

**Services and Activities**
Group counselling, one-on-one counselling, life skills programs, support groups.

**Management**
On average 10-15 board members including board executive (president, vice-president, secretary, treasurer). There are various committees. Members include people from legal community, social workers, police, shelter workers, and the business community. The executive director is the one paid staff person.

**Wilhelmina Williams Non-Profit Housing Association, Halifax, Nova Scotia**

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**Address**
P.O. Box 3123
South Postal Station
Halifax, Nova Scotia
B3J 1V8

**Phone No.**
(902) 861-3819

**Date of Completion**
1982 (2 buildings); 1987 (2 buildings)

**Sponsor**
Non-profit housing society set up by a group of volunteer women from Halifax-Dartmouth

**Funding**
CMHC 56.1 program: 4-unit building - $102,872 mortgage and $8,915 from RRAP; 9-unit building - $195,683 mortgage and $22,500 RRAP. Playground built by Children's Foundation (1984)

**Building type**
Four two-storey walkup apartment buildings

**Number of units**
17

**Unit Mix**
5 one bedroom; 7 two bedroom; 4 three bedroom; 1 bachelor. Units are fully furnished.

**Objectives/Resident criteria**
Incorporated to provide second-stage housing for women and their children who are survivors of family violence.

**Subsidies and Procedure**
Rents geared to income either through shelter allowance portion of Social Assistance or 30% of income.

**Referrals from other agencies**
Bryony House, a battered women's shelter.

**Maximum Stay**
one year

**Services and Activities**
Part-time counsellor funded by Family Services Association. Emphasis on providing informal support rather than formal services.

**Management**
A volunteer Board of Directors of professional women from the community. A program committee develops programs and support services.

**What would you like others to know about your project?**
"The goal of the Association is to provide a facility that will give women more time to make the changes that they want in their lives."

**Advice to other women developing housing?**
A major difficulty was the decision to buy buildings with one bedroom units because these were affordable. For families with more than one child, this is a tight squeeze. Exempted from provincial landlord-tenant legislation and treated as a human service organization with the right to attach rents geared to individual incomes and establish rules regarding length of stay and male visitors. Residents have wrestled with the issue of what second-stage housing issue, especially concerning men in the building. Residents created clear guidelines and a method for problem solving in-house.

**Beendigen Inc.- Wakaigin Housing Project**

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**Address**
329 South May St.
Thunder Bay, Ontario P7E 1B7

**Contact**
Property Manager: Brenda Huntus: (807) 623-9579 or 622-5101

**Phone No.**
(807) 623-9579 or 622-5101

**Date of Completion**
Fall 1989

**Sponsor**
Beendigen Inc. Native Women's Crisis Home

**Resource Group**
Doggett and Kowalchuk Appraisals Inc.

**Funding**
Ministry of Community and Social Services; Ministry of Housing

**Building type**
Duplexes and townhouses
Material: brick and hard board siding

**Number of units**
18 units scattered throughout the City of Thunder Bay

**Type of units**
2 4-bedroom
1 2-bedroom
1 2-bedroom
14 bed Crisis Home

**Objectives/Resident eligibility**
Must be women in crisis or have gone through a crisis home such as the Native Women's Crisis Centre. Applications are made through Beendigen or other crisis homes

**Subsidies and Procedure**
All units are subsidized according to Ministry of Housing rent-geared-to-income guidelines.

**Referrals from other agencies**
Yes. Other crisis homes including Faye Peterson Transition Home and City Crisis.

**Average stay**
1 Year

**Maximum stay**
Lease is for one year

**Services and Activities**
There is a support program with 2.5 outreach workers, paid staff connected to the Native Women's Crisis Centre, and a full time paid project coordinator who is also the maintenance person and part-time property manager.

**Management**
The Crisis Centre has a Board of Directors through its Housing Committee, with one ex-resident of Beendigen; the property manager is internal.

**What makes your project different?**
Providing for the transition of native women from reserves to urban living.

**What would you like others to know about your project?**
Beendigen provides maximum support for the women and children.

**Advice to other women developing housing?**
Get a board of directors who are very involved from the beginning in the design, architecture and construction.

**Bethlehem Place; Another Way Home**

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**Address**
58 Welland Ave.
St. Catharines, L2R 2M5

**Contact person**
Wendy Boyle: Program Director
Ellen Zwart: Executive Director

**Phone No.**
(416) 641-1660

**Date of Completion**
February 1988

**Sponsor**
Community church groups, Outreach Niagara, Social Planning Research Council of St. Catherines and Thorold.

**Architect/Urban Design firm**
Simon Architects - Bob Mendy

**Funding**
Capital funding was a joint effort between the Federal and Provincial governments, and the Niagara Region; 11% was raised by Bethlehem Place towards the mortgage and operation costs. The operating costs are funded as follows: Ministry of Housing 50%; Niagara Region 20%; Ministry of Community and Social Services 10%; Rent 10%; and donations 10%.

**Building type**
8 storey brick apartment building

**Number of units**
22

**Type of units**
12 2-bedroom
4 3-bedroom
6 5-bedroom

**Unique design features**
The five-bedroom clusters did not work so they are being redesigned into bachelors or one-bedrooms. The resource room is used for a variety of functions, including life skills, parent-child programs, and social programming, for committee meetings and open forums, and as a lounge on weekends. There are laundry facilities in the building. Residents are within walking distance to basic needs such as shops, schools, and banking. The resource room makes programming for residents possible.

**Objectives/Resident Criteria**
Provide low cost second stage housing for individuals and families who wish to develop the life skills to live independently. Residents must be at least 18 years old. Niagara Region residents are given first preference. They must have a referring agent, such as a pastor, or social service worker who continues some involvement with the resident. The definition of a referring agent is quite open but it can not be a relative.

**Subsidies and Procedure**
Residents pay about 25% of their income as rent and a small utility fee.

**Referrals from other agencies**
Yes. See above

**Average stay**
1 year and extension policy

**Maximum stay**
If required, two years with extension

**Services and Activities**
Supportive counselling is provided. Weekly lifeskills programmes include : Chemical Dependency, Self-Awareness, Public Health, Victim Awareness, Lifestyle Management. There is a weekly addiction support group, one-on-one counselling, goal setting with support staff, crisis intervention, 24-hour staffing, and a Parent Child Resource Centre open daily from 9 to 5. Residents can also become involved in the Residents' Council and Committees, special community events, and a volunteer programme. There is also a food bank in the building.

**Management**
There is a volunteer Board of Directors made up of 10 members elected at annual meetings made up of community members. Committees are made up of community volunteers, church and community liaison persons. They are on the executive, finance committee, fundraising committee, personnel, and social service committee. There is an executive director, a programme director, a Resource Centre Director, 4 support staff-counsellors, a full time secretary, a bookkeeper (part-time), two part-time maintenance people, 2 overnight staff, two relief staff. Their committees include: internal residence council, admissions committee, arbitration committee, maintenance committee, social committee, and newsletter committee.

**What do you think makes your project different?**
The support and programming offered for people.

**What would you like others to know about your project?**
That a slide show is available and staff will present and discuss the project with other groups who are interested. We are unique because many projects have affordable housing but not the support systems for residents. This is the key to community development and serving the needs of individuals.

**Advice to other women developing housing?**
Have a strong community backing. Meet with the local churches, social services, spend the time to do a lot of lobbying and building public awareness, networking from the beginning right through. Have a management plan in place.

**Ingamo Family Homes (Woodstock) Inc.**

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**Address**
408-432 Springbank Avenue North
Unit #20
Woodstock, Ontario N4T 1N7

**Contact**
Deborah Chansonneuve, Project Director

**Phone No.**
(519) 421-0383

**Sponsor**
Women's Emergency Shelter formed Board of Directors in 1987

**Funding**
Ontario Ministry of Housing, Project 3000 and Ministry of Community and Social Services

**Building type**
Townhouses

**Number of units**
21

**Unique design features**
Facilities for handicapped

**Objectives/Resident criteria**
A non-profit residential project for abused women and their children. "It's objective is to provide safe, limited term (up to one year), residential housing and support services."

**Subsidies and Procedure**
Ministry of Housing rent-geared-to-income schedule

**Referrals from other agencies**
Women's Emergency Centre (WEC), Woodstock, other transition houses, Family Violence Counselling programs.

**Maximum stay**
One year

**Services and Activities**
Children's program; life management program including budgeting, effective parenting, nutrition, health, self-esteem, problem-solving, decision-making advocacy; pre-employment program; assistance with legal procedures; liaison

with community service agencies. Resource library; child therapy on site; group counselling by other agencies.

**Management**
Volunteer Board of Directors including broad sector of local community meets monthly. Residents' association run by residents. Staff include: Project Director who manages property, administers programmes, designs new programs, does public education; counsellor; childcare worker; administrative secretary, maintenance person. Staff of five funded by CEIC for Pre-Employment Training programme for abused women.

**What makes your project different?**
Ingamo was instrumental in organizing a "Take Back the Night March," candlelight vigil, International Women's Day concert with Arlene Mantel, Wife Assault Education Activities.

**What would you like others to know about your project?**
No adequate funding for additional staff positions. Prevented by lack of funds from providing full time childcare; back-up crisis counselling. Need more space; need rural outreach and followup for women once they have left. "The service needs of both residents and their children was often far greater than the staff resources available to adequately meet those needs. Although peer support systems and outside agency assistance were utilized whenever possible, the workload of the counsellor/advocate was extremely stressed" (First Annual Report, 1989-90).

**Nellie's Housing Project**

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**Address**
229 College St. West
3rd floor
Toronto, Ont.
M5T 1R4

**Contact**
Diana Capponi
Carol Thames

**Phone No.**
(416) 585-2250

**Date of Completion**
1978: Havelock House
1985: Trerise
1985: Communal House in the Constance Hamilton Women's Housing Co-operative

**Sponsor**
Nellie's Hostel, Riverdale Housing Action Group, Homes First Society, Supportive Housing Coalition.

**Funding**
Private donations, City of Toronto, Ministry of Community and Social Services

**Building type**
Scattered site units

**Number of units**
Each location has a shared 6-bedroom unit, with 2 bathrooms each, kitchen, and living area.

**Objectives/Resident Criteria**
To provide affordable transitional housing for women with an opportunity to co-operate in a safe, mutually supportive living environment, where they can enhance their self-esteem and develop independence. Single women or women with children can apply. They are accepted according to their support needs. The women outline their own goals and sign an agreement outlining both the agency's responsibilities and their rights and responsibilities.

**Subsidies and Procedure**
There is a monthly housing fee that varies with each residence but remains affordable.

**Referrals from other agencies**
From all over and self-referrals.

**Average stay**
One year

**Services and Activities**
One-to-one counselling and liaison work linking the women with the community.

**Management**
Volunteer Board of Directors from Women's Hostel Inc. which runs the hostel as well. There are 4.5 staff: 3 housing workers who help with finding long-term affordable housing; 1 community worker; and one relief worker.

**What do you think makes your project different?**
The support offered to women residing in the homes, and that it is pro-feminist, non-judgmental, human, non-bureaucratic, with support around mainly women's issues not just related to housing itself.

**What would you like others to know about your project?**
The projects have developed from a strong supportive group of women from the housing communities at large that voluntarily support each other. It is a strong, supportive network of women.

**Advice to other women developing housing?**
Work with professionals who understand not to treat housing as a single focus issue. This includes the architects, developers, funders, and others. Be prepared for a long battle and the making of very difficult compromises because of the housing development infrastructure and attitudes based on the lack of community understanding of women's and children's housing needs, and a general lack of understanding of what housing is and what it represents.

**Optimism Place - Phase 2**

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**Address**
67 Barron Street
Stratford, Ontario
N4Z 1G9

**Contact**
Coordinator, Linda Pheijsmeijer

**Phone No.**
(519) 273-7350

**Date of Completion**
1989

**Sponsor**
Shelter for assaulted women applied for funding to establish a second stage housing facility. Established an ad hoc committee that grew into an incorporated Board of Directors operating separately from the shelter.

**Funding**
Ministry of Housing for building; half-time office coordinator and half-time maintenance person. The Ministry of Community and Social Services funds support services.

**Building type**
Apartment block - 2-storey

**Number of units**
20 units

**Unit Mix**
3 one-bedroom; 6 two-bedroom; 9 three-bedroom; 2 four-bedroom. One of two bedroom units is accessible.

**Unique design features**
Child development area, group room and laundry mudroom. Secure, enclosed courtyard with a creative playground.

**Objectives/Resident Criteria**
Only for assaulted women, on their own or with children. Very strict rules about no men in building. Failure to abide by rules is grounds for immediate eviction.

**Subsidies and Procedure**
Ministry of Housing rent-geared to income schedule

**Referrals from other agencies**
Optimism Place (assaulted women's shelter), Huron Perth Centre for Children, Stratford Family Counselling of Perth County Children's Aid Society, Special Priority Status, Perth and Stratford Housing Authority.

**Maximum stay**
One year

**Services and Activities**
Total of eleven programs a week. Infants Group, Preschool and after school are provided by qualified childcare worker and part time assistant. Offer support counselling on individual and group basis. Focus is on self-help life skill options. Provide referrals to community agencies for long term therapeutic counselling. Residents contract in advance of move-in to participate in women's support groups. Programming costs are funded by the Ministry of Community and Social Services. They fund one full time childcare worker, one full time support counsellor and half of the office coordinator's salary.

**Management**
Non-profit board of cross-section of community women is responsible for all policy-making. Coordinator says, "We do not function as a hierarchy. We function as a feminist collective. All decisions must be reached by consensus."

**What would you like others to know about your project?**
"Remembering that we are second-stage housing, we believe that our supportive self-directed women's programming, children's programmes and referrals to other agencies contribute to our success."

**Advice to other women developing housing?**
"Our multi-needs families require more than three full time staff can provide. We are very overworked and understaffed. We need to provide more direct services long term, but we lack staff and funding to do so. We are still responding to crisis situations. We need to change this to become less "crisis-oriented" work."

**Anderson Apartments**

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**Address**
81 Prince St.
Charlottetown, P.E.I.
C1A 4R3

**Contact person**
Patti Seres, Executive Director of Transition House Assoc.

**Phone No.**
(902) 368-7337

**Date of Completion**
Nov. 1988

**Sponsor**
Transition House Assoc.

**Resource Group**
Transition House Assoc.

**Funding**
CMHC: $320,000 purchase; $80,000 renovations

**Building Type**
Renovated wooden apartment building with siding.

**Number of units**
8

**Type of units**
7 2-bed
1 1-bed

**Unique design features**
Access for wheelchairs to building; 1 disabled accessible bedroom; security system

**Objectives/Resident eligibility**
Women and children from violent relationships; they must first have been in the shelter - Anderson House

**Subsidies and Procedure**
Social service assistance scales are used; if the resident is working, the rent-geared-to-income guidelines are used.

**Referrals from other agencies**
To date, the criterion is that they be referred through Anderson House, but under special circumstances, criteria are flexible

**Maximum stay**
9 months. They can renew up to 3 1-month periods after the 9 months

**Services and Activities**
Support group meets once a week. Paid staff. No staff live in the building.

**Management**
Management is through the Transition House Association. One paid person administers the building. No special services are offered in the building. The security system is an important feature, including the policy decision to have no men allowed in the building.

**What makes your project different?**
Others have staff living in the building. There is very little second stage housing in the Maritimes. We try to keep rules and regulations down to a minimum.

**What would you like others to know about your project?**
The project is in its early stages. We are still working out the bugs. We didn't want to have services but are finding we may have to, in order to meet the need.

**Advice to other women developing housing?**
It may be unrealistic to set up this kind of special needs project without services, so you should consider funding for such staffing and programming.

**SAS House**

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**Address**
81 Prince St.
Charlottetown, P.E.I.
C1A 4R3

**Contact**
Marie Burge

**Phone No.**
(902) 368-7337

**Date of Completion**
Target date: Feb. 1991

**Sponsor**
Services for Adult Survivors of Sexual Assault and Sexual Abuse

**Developer**
Volunteer Board of Directors

**Architect/Urban Design firm**
Too Early

**Resource Group**
Volunteer Board of Directors

**Funding**
Building costs $450,000 (from CMHC); no finalized operating budget but hoping for provincial funding from New Initiatives, Community and Social Services

**Building type**
3 storey wood frame apartment building with large garden space, parking, and area for children

**Number of units**
8

**Type of units**
1 3-bed
5 2-bed
2 1-bed

**Unique design features**
1 unit disabled access

**Objectives/Resident Criteria**
Provide a safe and supportive healing environment to women who are facing the pain of childhood sexual abuse and who are willing to enter the process of healing.

**Referrals from other agencies**
Rape and Sexual Assault Crisis Centre; Provincial Department of Health and Social Services; some Mental Health referrals

**Average stay**
At least a year

**Maximum stay**
One year

**Services and Activities**
SAS House has paid staff, providing twenty-four hour counselling service; 24 hour access to child care and support groups for residents and for non-residents within the community.

**Management**
The aim is that members of staff will be members of the board. It will be collective, rather than hierarchical decision-making. Women on the board are from the community at large. Residents will also be invited to be on the board.

**What makes your project different?**
It's the first home specifically for adult survivors of sexual assault and sexual abuse in Canada, and provides safety and treatment for women with children

**What would you like others to know about your project?**
It is possible for a citizen's group to take action and succeed. The need is great. SAS needs assessment showed that other communities in PEI also need these centres.

**Advice to other women developing housing?**
Start it and go at it. Focus on community education and lobbying before going to the government. Creating the climate, by increasing awareness and sensitivity is important. SAS House framed it as a community responsibility, providing information for the community, using radio and television, and holding a conference.

**Sofia House Incorporated**

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**Address**
P.O. Box 6653
Regina,, Sask.
54S 7E6

**Contact**
Yvonne Toucan or Margaret Ackerman

**Phone No.**
(306) 565-2537

**Date of Completion**
Sept. 1988

**Sponsor**
Women in the community

**Funding**
Private donations but Sophia House would like to get more reliable and substantial funding to build or buy a building to remodel. We are incorporated as an NGO and have a charity number. We pay $1600 a month rent. Security systems, telephone, office expenditures are all overhead. Total expenses for one year were $36,154.19.

**Building type**
Ordinary, rectangular, fourplex building with two apartments upstairs and two downstairs and a fenced-in yard.

**Number of units**
3

**Type of units**
2 bedroom

**Unique design features**
Iron bars on all windows to make it safe. Panic buttons in each suite.
When a family comes to Sofia House they find a fully furnished apartment and food in the refrigerator. We collect furniture and store it, so that when women leave us, we can supply them with essential furnishings.

**Objectives/Resident Eligibility**
Provide second stage housing for women and children who are coming out of abusive relationships referred by transition houses . Sofia House aims to empower women to resolve their fear and take control of their lives, and to leave Sofia House to develop self-esteem, self-love, self-potential, and a desire for continued growth and learning. It also aims to provide resources and a referral network for women in areas of parenting and to raise awareness of the battering cycle within the community.

**Subsidies and Procedure**
SOFIA HOUSE pays $1600 a month rent. Most of the women who come have applied for welfare, therefore rent is paid.

**Referrals from other agencies**
Transition House, Isobel Johnson Shelter, Native Women's and Moose Jaw Transition House. The women must have gone to one of the Transition Houses in Regina or Moose Jaw and have children.

**Average stay**
6 months

**Maximum stay**
To be negotiated.

**Services and Activities**
In-house support meetings. There is a part time paid director who works 15 hours a week doing peer counselling, putting the women in touch with support groups and with legal aid, and helping with finding housing after their stay.
A live-in person with free rent and a small honorarium and a volunteer day person together give emotional support to women should an emergency arrive.

**Management**
15 member working board with volunteer bookkeeper and accountant, a House Committee, a Finance Committee, Fund Raising Committee, a Personnel Committee, and 4-5 volunteers (babysitters). The chairperson changes every couple of months and decision-making is arrived at by consensus.

**What makes your project different?**
We are the first second stage house in Saskatchewan. We receive no grants. Funding is from donations, mostly from various churches.

**What would you like others to know about your project?**
It is working well. The women who have been at Sofia House have expressed their satisfaction. It gives them several months to reorganize their own and their children's lives.

**Entre Nous Femmes Housing Society**

---

**Address**
1656 Adanac Street
Vancouver, BC V5L 2C6

**Contact**
April English (604) 433-1711 Ex. 301

**Phone No.**
(604) 251-1213

Alma Blackwell: 254-8104
Beatrice Terrace:253-7515
Antkiw Court:251-5659

**Date of Completion**
Alma Blackwell: Aug. 1986
Beatrice Terrace: Dec. 1987
Antkiw Court: Oct. 1988

**Sponsor**
Entre Nous Femmes Housing Society. (Started as Single Mothers' Action Committee)

**Developer**
Alma Blackwell: Graham Mclean Management
Beatrice Terrace: Newhall Ogilvie
Antkiw: Tripower Construction

**Architect/Urban Design firm**
Alma Blackwell: John O'Donnell
Beatrice Terrace: Gomberoff and Policzer
Antkiw: Linda Baker

**Resource Group**
Inner City Housing Society

**Funding**
YWCA - Vancouver $1000 - startup funds
Alma Blackwell: CMHC 56.1 program - $3,358,454
Beatrice Terrace: B.C. Provincial Social Housing Program
Antkiw Court: BCHMC (B.C. funding)
* Got CMHC and province to recognize childcare as part of capital costs. Funds for babysitting in capital and operating budget.

**Building type**
Stacked townhouses of 2 storeys wood frame construction.
Alma Blackwell and Antkiw: self-enclosed with central courtyards; ground access to each unit; Beatrice Terrace: attached stacked townhouses

**Number of units**
Alma Blackwell: 46 units
6 1-bed; 22 2-bed; 2 handicapped 2-bed; 14 3-bed; 2 4-bed
Beatrice Terrace: 18 units
Antkiw Court: 21 units

**Unique design features**
The design was based on the assumption that there would be children, which is reflected in room size, and features such as closet space, storage for buggies, etc., and proximity to play and laundry areas. Alma Blackwell had library/lounge with fireplace. Safety features - windows face courtyard; security peepholes at kids' height.

**Objectives/Resident eligibility**
Single mothers. Willingness to participate in community with children.

**Subsidies and Procedure**
Alma Blackwell : no income constraints, dependent on community need (They try to maintain a balance of 60% subsidized)
Beatrice Terrace and Antkiw: 100% subsidized (ie. below the gross core need income threshold)

**Services and Activities**
High level of tenant involvement in management decisions. It may be paid or volunteer depending on the job. The Entre Nous Femmes Housing Society sponsors job creation and children's programs. Entre Nous Femmes Resources - a for-profit enterprise - is an offshoot. Created 6 jobs; apply for job development grants. Use buildings to provide property management and lifeskills training, organize property management for other non-profit buildings. Connect with Women in Trades to develop construction skills by women. Hope to use businesses to build up equity to build housing without government funding.

**Management**
Tenants from each building choose a director to serve as a full member on the external board. Tenants are involved in managing the buildings through Tenant Property Management Modules. Women on board are all single parents but cannot live in buildings and profit from it. Management Committee of 3 tenants, 3 board members and chair. Tenants hire part-time property manager who works with Board.

**What makes your project different?**
These projects are designed with a mandate to serve single mothers and their children. There is a high level of tenant involvement in all aspects, including development, design, and management.

**What would you like others to know about your project?**
The sponsoring organization takes a proactive role viz-à-viz single mothers in the larger community. "We have tried to maintain a mix of family type and income as we feel this contributes to a wholesome community. We believe safe, secure, appropriate and affordable housing are fundamental to a family's well being. A sense of community adds greatly to the quality of life and opens up many opportunities that might otherwise be impossible for single parent families."
"We want to continue providing workshops and educational programs that will benefit our tenants and communities. We encourage communication by fostering newsletters and providing access to office and meeting space; we also encourage tenant initiatives in childcare, food co-ops and recreational programs." (NAC Housing Newsletter, Spring 1989).

**Advice to other women developing housing?**
Never accept it when someone tells you can't do it. Consider carefully your organizational structure and wherever possible use consensual decision-making. Guard your media image carefully.

**Mavis-McMullen Place**

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**Address**
430 East Cordova St.
Vancouver, British Columbia
V6A 1L6

**Contact**
Gail Meredith: Building Coordinator

**Phone No.**
(604) 253-9333

**Date of Completion**
Feb. 6, 1988

**Sponsor**
Mavis-McMullen Housing Society

**Developer**
Mavis/McMullen Housing Society

**Architect/Urban Design firm**
Linda Baker

**Resource Group**
Terra Housing

**Funding**
Provincial B.C. Housing Management Corporation; $1.5 Million building; $300,000 land

**Building type**
Frame and stucco building around interior courtyard

**Number of units**
34

**Type of units**
16 bachelors
8 1-bed
7 2-bed
3 3-bed

**Unique design features**
Safety: external wall around the front of the building and paid security team of residents. Energy efficient heating system with hot water in the floor. Lots of closet, cupboard and kitchen space; scrubbable wall-covering.

Internal courtyard. Rooftop garden. Balcony on the front with view of park across street.

**Objectives/Resident criteria**
1. Hard-to-house women in the Downtown East Side. B.C. Housing mandate: Must be at least 35 years old if single, otherwise 45. Men are not excluded but must be accepted by the women to gain access

**Subsidies and Procedure**
All units are subsidized according to B.C. Housing guidelines. 20 of the 34 suites are still occupied by the original tenants.

**Referrals from other agencies**
Downtown East Side Women's Centre

**Average stay**
Most tenants stay a year to a year and a half.

**Services and Activities**
Residents have the opportunity to "top up their gain" by taking jobs in the building, such as security, that require minimal time. Programming: crafts, T-shirt painting, FIMO, day trips, social events.
Workshops: health issues; menopause; child care; enrichment; psychology - self-esteem, battering, abuse.

**Management**
A volunteer board through the Mavis-McMullen Housing Society, as well as the building coordinator (paid). Note: B.C. doesn't allow residents on the board (there is one exception: a resident is on the board though a special exemption). Security team does rounds at night; yard team; light bulb person.

**What makes your project different?**
The women-orientation. It is by women for women. IT WORKS. Not being big helps. People know that the board cares for them.

**What would you like others to know about your project?**
You can't put people in social housing and expect it to work without extra effort. It takes facilitators and a strong board to make it work. The best thing we ever did was setting up the jobs for residents. This encouraged responsibility toward the building. There is a sense of community and security. The jobs help keep people familiar with each other. The courtyard is a gathering place.

**Advice to other women developing housing?**
Organize. Involve lots of women. Don't go for enormous; be aware of who the clientele is and build around them; that is, take the time to find out what people want. We held lots of meetings beforehand with future tenants, to clarify what was expected and to start to build the community. The key is breaking down isolation. This can be a stepping stone to further development.

## Anduhyaun II

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**Address**
106 Spadina Road
Toronto, Ontario
M5R 2T8

**Contact**
Colette Deveau

**Phone No.**
(416) 920-1492

**Date of Completion**
Fall 1992

**Sponsor**
Anduhyaun

**Architect/Urban Design firm**
Garwood and Jones

**Resource Group**
Lantana Non-Profit Homes

**Funding**
Ontario Ministry of Housing Project 3000 $8 million. Also Ministry of Community and Social Services

**Building type**
7 storey apartment

**Number of units**
45 units

**Type of units**
2-3 bedrooms

**Unique design features**
Common play area between two apartments; physically wheelchair accessible.

**Objectives/Resident criteria**
Single native women with preference given to those with children, who have led lives chaotic enough to have trouble paying rent and who have frequently been out on the street, and who want to make a lifestyle change.

**Subsidies and Procedure**
Rent-geared-to-income

**Referrals from other agencies**
Most social services in Toronto

**Services and Activities**
Day care, counsellors (4 to 1 ratio), lifeskill coaches, and a certified teacher

**Management**
Volunteer board from Anduhyaun, with community people, 3/4 native.

**What makes your project different?**
The project comes from the needs of the women we've seen for the last 10 years. It will be tenant run. It is native. It is intended as a preventative, lifestyle change approach to living.

**What would you like others to know about your project?**
There will be something specific for native women and their children.

**Advice to other women developing housing?**
Treat housing for women and children as a right.

**Cornerstone Women's Residence**

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**Address**
327 Dundas St. E.
Toronto, Ontario
M5A 2A2

**Contact**
Dan Robiard: 368-7768 or 368-7768

**Phone No.**
(416) 869-3551

**Date of Completion**
Was a women's hostel first, converted to permanent housing July 1987

**Sponsor**
All Saints Anglican Church

**Developer**
Lantana Non-Profit Homes

**Architect/Urban Design firm**
Howard Walker

**Resource Group**
All Saints Anglican Church

**Funding**
Start-up funding: Metro Social Services, Anglicans in Mission for renovations, other private donations, especially St. Andrews Society.
Current Operating Costs: Community and Social Services through a contract for supportive housing, residents, and the Diocese of the Anglican Church: $350,000

**Building type**
brick, 3 storey converted parish hall

**Number of units**
18 bedrooms with shared kitchens, bathrooms, and living areas

**Type of units**
one bed

**Unique design features**
Designed with tenants; guaranteed privacy, secure storage space, doors that lock; right to come and go as they please; obscure looking

**Objectives/Resident criteria**
Women who have trouble securing permanent housing, usually coming from hostels

**Subsidies and Procedure**
Eligible for social services. They have a room and board scheme whereby women are enabled to obtain maximum social assistance.

**Referrals from other agencies**
Yes, from the hostels: Rendu, Street Haven, Robertson House, Women in Transition, Stop 86, welfare workers, self-referrals from drop-in centre

**Average stay**
1 year

**Maximum stay**
Unlimited, but they usually they take the initiative to find a place that is more their own after a year

**Services and Activities**
24 hour staffing, a staff role is to facilitate community , do maintenance, help provide meals (dinners are eaten communally with staff help).

**Management**
Anglican Board, consisting of people from the church with input from residents and other similar housing projects. There are 5 staff people, one on duty at a time, funded by the Anglican Church through Community and Social Services
Day to day decisions are made by staff and residents.

**What do you think makes your project different?**
There is a high level of involvement of tenants re. decision-making regarding such issues as noise level, how money is spent. The role of staff is not to make decisions for the women or to have the women go to the experts.

**What would you like others to know about your project?**
That it exists. People at Cornerstone have labels. They have been diagnosed. It is an environment where some of the people find they are able to do without some of the things they thought they needed, such as medication. The women often come in with an institutionalized attitude of being used to having other people do things for them. They are able to recover their sense of ability and self-reliance through mutual self-support.

**Advice to other women developing housing?**
What has been successful has been a genuine level of involvement for future tenants from the very beginning. You must be prepared to fight with architects and developers for what you want. Know what you want and stand together.

## Homes First/164 Spadina Road

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**Address**
90 Shuter St.
Toronto, Ontario
M5B 2K6

**Contact**
Virginia Green
David Walsh (416) 361-1124

**Phone No.**
(416) 360-7452

**Date of Completion**
Jan. 1989

**Sponsor**
Homes First

**Developer**
Homes First

**Resource Group**
Annex Housing Corporation

**Funding**
Metro Toronto owned and renovated. Rent is based on the economic cost of the house. The building is leased from the City of Toronto for 1$ a year. Funding is by rents, which the women determine together as a group. The lease from the city is very cheap and long term.

**Building type**
Large, brick, century old house

**Number of units**
6 bedrooms (with shared 2-bed); shared dining room, living room, kitchen, laundry, and yard

**Objectives/Resident criteria**
Provide affordable housing for low-income single women.

**Subsidies and Procedure**
Women determine their rent together, which at present is $163 plus utilities per month.

**Referrals from other agencies**
Cornerstone Women's Residences, Evangeline Women's Residence, and other shelters

**Management**
Annex Housing Corporation is a volunteer acting management board; residents make policy and then communicate their wishes to board members.

**What do you think makes your project different?**
Funding structure allows people to have so much control over their housing.

**What would you like others to know about your project?**
The project promotes the development of community and accountability to each other rather than to a landlord, and allows for a lot of participation.

**Advice to other women developing housing?**
This funding structure is great.

**Jessie's Non-Profit Homes Inc.**

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**Address**
154 Bathurst St.
Toronto, Ont.
M5V 2R3

**Contact**
Nancy Dodington
Maureen Callahan

**Phone No.**
(416) 365-1888

**Date of Completion**
expected 1991

**Sponsor**
Jessie's Centre for Teenagers

**Architect/Urban Design firm**
A.J. Diamond and Partner

**Funding**
Ontario Ministry of Housing Project 3000. Construction/Development Costs: $3,400,000. Housing: is 2/3 of budget; community centre: 1/3. Jessie's pays for the community centre.

**Building type**
6-storey apartment building: first two floors Jessie's Centre; four floors of non-profit house above centre.

**Number of units**
16

**Type of units**
8 2-bed; 8 3-bed

**Unique design features**
Small lot size restricted the unit size. Open design concept for families in the design of the units. Large mater bedroom and smaller bedrooms. Outdoor play space on roof with a central meeting room. Attached community centre.

**Other projects**
Jessie's runs a non-residential centre for young mothers under the age of 18.

**Objectives/Resident Criteria**
Half of the units will be for Jessie's referrals. Jessie's is geared to low income families. The aim is to have a mix of age, experience, and cultural

backgrounds. Young parents will be a main focus but this is still under discussion.

**Subsidies and Procedure**
All units are subsidized: some deep core, some shallow, and some rent-geared to income.

**Referrals from other agencies**
Homes First, Immigrant Women Centre, and Nellies.

**Services and Activities**
Jessie's will provide service for the teens involved in their program.

**Management**
Two and a half people for financial management, organized committees of the housing project and some ongoing maintenance work. Homes First Society will manage the housing component. It will be a mixed board of residents, and Jessie's, Homes First Society, and the community at large.

**What do you think makes your project different?**
The intention of the project was to add to the affordable housing stock to created a mixed housing environment (various ages and backgrounds) to combat some of the isolation that single parents confront when they are coping on their own with children and little income. Residents can become actively involved in their home environment where they have normally been excluded in other housing models and marginalized from participation in society in general.

Jessie's also manages a 4-bedroom apartment in Homes First - a low-income social housing development. Mothers and children share a bedroom and use common areas in apartment and in building. Other residents in building are ex-street people. Jessie's also manages 6 apartments in three non-profit housing co-ops in Metro Toronto: 5 2 bedroom and 3 1 bedroom. As women are underage, Jessie's guarantees monthly housing charges. Jessie's provides supports to residents in scattered site units.

**Advice to other women developing housing?**
Be prepared for an awfully long haul. After four years we still haven't broken ground. It is very hard for small groups and non-profit groups to develop housing. It is very costly in terms of time and energy. Changes need to be made with the bureaucratic process of housing development for small groups and non-profit groups.

**Lincoln Rd. Apartments**

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**Address**
155 Lincoln Rd.
Waterloo, N2J 4S7

**Contact**
Bluma Teram (Coordinator)

**Phone No.**
(519)747-2200 Fax: 747-4475

**Date of Completion**
Sept. 1989

**Sponsor**
Kitchener/Waterloo YWCA

**Developer**
YWCA of Kitchener - Waterloo

**Architect/Urban Design firm**
Mark, Musselman, McIntyre, and Combe (519) 653-1078

**Resource Group**
Gibson, Munro and Associates

**Funding**
$3.5 million - Project 3000, Ontario Ministry of Housing
Ministry of Community and Social Services annualized operating services budget: Ministry of Housing: $650,000 (85%), Ministry of Community and Social Services: $120,000 (15%)

**Building type**
6 storey apartment building; split block- concrete block looks like brick layout; irregular: top and bottom different shapes; bottom is H-shaped

**Number of units**
46

**Type of units**
4 one bed accessible units; 24'regular one bedrooms; 13 2 bedrooms; 5 three bedrooms

**Unique design features**
Design aims to combine singles and families. Families are on the lower three floors. All units have patio or balcony private space. Research into women's needs was used for such features as sufficient cupboard space. Accessible

units are 3A rating. Stairs are readily accessible to elevator. Potential tenants were involved in colour scheme.

**Objectives/Resident criteria**
Provide cooperative style affordable housing encouraging personal growth and mutual support for women with children or women on their own.

**Subsidies and Procedure**
Ontario Ministry of Housing income guidelines (*No market units): 50% deep core; 20% shallow core; 30% non-core (ie. top end of non-core closest to market).

**Referrals from other agencies**
Lincoln Rd. Apartments has a referral agreement with the Housing Authority.

**Services and Activities**
The tenants' association has a lot of committees. Other services are financed through Community and Social Services. There are four full time staff, including a director, a housing coordinator, secretary, and maintenance person.

**Management**
YWCA with input from tenants (tenants are not actually on the board). Facilitative management with cooperation emphasized. Tenants are involved almost as in a cooperative, although it is not legally incorporated as such.

**What do you think makes your project different?**
Combination of attractive design and managerial style. It is not just an apartment. Tenants form a kind of family, and there is a sense of building a community with mutual support. Management style stresses the empowerment of women. Also, there is a 5 year longitudinal research study under way to monitor the project from outside. The built-in assessment is important.

**What would you like others to know about your project?**
Volunteers and paid women in the larger community were able to pull together to provide resources; community volunteers and future tenants were involved in the decision-making process. Use was made of Women Plan Toronto research in designing the kitchen and Homes First, a Toronto social housing developer, for developing participatory management.

**Advice to other women developing housing?**
Guard against staff burnout. Cultivate and keep a sense of humour. Plan for office space. Be prepared for job descriptions to change as the project gets under way. Plan for a lot of training and sufficient start-up staff to deal with maintenance, building, staffing, training, and tenant orientation and adjustment.

**Our Homes Association**
**a. 3 West Ave.**
**b. 67 West Ave.**

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**Address**
Homes First Society
90 Shuter St.
Toronto, Ontario
M5B 2K6

**Contact**
Virginia Green: General Manager
David Walsh: 361-1124

**Phone No.**
(416) 360-7452

**Date of Completion**
1987

**Sponsor**
Our Homes Association

**Developer**
Our Homes Association

**Architect/Urban Design firm**
Minimal renovation

**Funding**
Private: foundations, churches and individuals

**Building type**
Large, century old brick homes renovated. Were single family homes; now comprise two shared units each

**Number of units**
Two shared 4-bedroom houses

**Unique design features**
None

**Objectives/Resident criteria**
Single mothers eligible for subsidy from Metro Toronto Housing Authority (MTHA)

**Subsidies and Procedure**
MTHA subsidizes the rent

**Referrals from other agencies**
Roselee Hall, Robertson House Family Unit, The Red Door Shelter, Fred Victor Homes, Riverdale Action Group, Regent Park Sole Support Mothers, Interagency Youth Housing, Jessie Centre for Teenagers, The Centre for Spanish Speaking People

**Average stay**
18 months

**Services and Activities**
None

**Management**
Our Homes Association and Homes First Society work together. Tenants are represented on the board.

**What do you think makes your project different?**
Tenants are involved in management. The projects are privately financed and receive government operating subsidies.

**What would you like others to know about your project?**
Having single mothers with children using shared facilities caused some problems. There were differences, for example, regarding ways of bringing up children. The situation might have been different if the women had known each other.

**Portuguese Women 55+, Toronto**

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**Address**
155 Crawford Street,
Toronto, Ontario

**Contact**
Odette Nascimento

**Phone No.**
(416) 588-5007

**Date of Completion**
January 1992

**Sponsor**
Portuguese Women 55+ Support Group of Ontario; and Cityhome, City of Toronto. Portuguese Social Service Centre proposed a project to Cityhome Board.

**Developer**
Not decided

**Architect/Urban Design firm**
Not decided

**Funding**
Not known. Under Single Homes Opportunity Program (SHOP) providing shared housing to single people. Cityhome renovates houses and provides funding and on-going maintenance.

**Building type**
Not decided. May be a renovated house. Or may be a new building on property owned by Cityhome next to Trinity Centre where PW55+ has offices and provides services to members.

**Number of units**
5 bedrooms of shared accommodation plus common areas of kitchen, laundry, washrooms. May be furnished by Cityhome.

**Unique design features**
Shared housing

**Objectives/Resident Criteria**
Portuguese-speaking single women 40-59 years of age and low income. (This is usually the group at the end of the waiting list for subsidized housing.)

**Subsidies and Procedure**
100% RGI from Ontario Ministry of Housing

**Services and Activities**
Residents can participate in activities of Portuguese Women 55+ at community centre.

**Management**
Cityhome provides major maintenance; Ministry of housing funds a Housing worker one day a week under Enhanced Management program. Housing worker acts as troubleshooter, collects rents. Residents select new tenants and establish rules and regulations.

Cityhome gave contract to administer the project to Portuguese Social Services for first year. Residents take over in second year.

**What makes your project different?**
Members of the Board are members of an existing group with 70 members that is close to the housing target group in age, educational, and cultural background.

**Advice to other women developing housing**
"Go for it. We were afraid in the beginning because we were a young group. But Cityhome staff was so helpful. Any organized group can do it. We should try to get more involved in such (housing) activities."

**Phoenix Rising Non-Profit Homes Inc.**

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**Address**
(Resource Group: Northern Non-Profit Housing Planning and Development Consultants)
109 Elm St., Suite 201
Sudbury, P3C 1TW

**Contact**
Brian Madison

**Phone No.**
(705) 675-2445

**Date of Completion**
Dec. 31, 1990

**Sponsor**
Group of local women in the area from 4 different organizations

**Architect/Urban Design firm**
Short-Ellis Partnership

**Resource Group**
Northern Non-Profit Housing Planning & Development Consultants

**Funding**
$2.15 million, Ontario Ministry of Housing, Project 3000

**Building type**
3 storey walkup; brick and siding. The building has a central area with 2 adjoining wings.

**Number of units**
25 units

**Type of units**
1, 2, and 3 bedroom

**Unique design features**
Security features, e.g., buzzers.

**Objectives/Resident criteria**
Roughly 1/2 the units are targeted for people referred by the Phoenix Rising Placement Service; the other half are market, rent with single mothers preferred.

**Subsidies and Procedure**
65% are to be subsidized - 40% core, 25 % of this deep core (rent geared to income.

**Services and Activities**
The referral service is in a separate location, funded by the Ontario Ministry of Community & Social Services (COMSOC) and has a paid staff. The referral service is able to place women in 25 units throughout the city. They are hoping to have a day care, which involves federal funding.

**Management**
At present, the board has 14 volunteer members. There is no intention to have residents as members. They will most likely become members through involvement in the women's organizations.

**What do you think makes your project different?**
The Employment referral agency. The design look is interesting and makes it different from other public institutional-looking (ie. awful) housing.

**What would you like others to know about your project?**
The intent of the project is to help women who have been in shelter for at least 8 weeks, so that they can continue to have counselling, as well as having affordable housing.

**Advice to other women developing housing?**
Be aggressive and go out and get what you deserve. You need strength and tenacity.

**Project Espérance**

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**Address**
23A Morton Rd.
Toronto
M4C 4N7

**Contact**
Lindsay Bent

**Phone No.**
(416) 698-1346

**Date of Completion**
Aiming for Spring 1992

**Sponsor**
Project Espérance (an incorporated group of local women)

**Developer**
The Daniels Group (turnkey developer)

**Architect/Urban Design firm**
Not yet selected

**Resource Group**
Gibson, Munro and Associates

**Funding**
Ontario Ministry of Housing (Homes Now), $17 million

**Building type**
8 storey brick apartment block

**Number of units**
114

**Type of units**
14 1-bed
78 2-bed
9 3-bed
4 1-bed handicapped accessible; 8 2-bed; 1 3-bed

**Unique design features**
Greenhouse or the roof; double chutes to sort garbage, slides under cupboard sink.

**Objectives/Resident criteria**
For abused women, but they want a balance (seniors are included)

**Subsidies and Procedure**
Ontario Ministry of Housing; 40% deep core at least; 20% market

**Management**
Not worked out yet; internal volunteers

**What do you think makes your project different?**
It is permanent rather than shelter housing

**Advice to other women developing housing?**
Don't give up. Keep focused. Try to get as solid as possible as a group. Take advice; listen to people. Anxiety levels get high. Squabbles among yourselves will ruin your project. A lot of anxiety can be lessened by dealing with a turnkey developer.

**Whitby Hickory Street Project**

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**Address**
**Executive Director**
**YWCA**
**199 Centre Street**
**Oshawa, Ontario L1H 4A8**

**Contact**
**Susan Neal, Oshawa YWCA, Executive Director**

**Phone No.**
**(416) 576-8880**

**Date of Completion**
**Summer of 1992**

**Sponsor**
**Creating a new incorporated Community Board separate from YWCA; Y develops project**

**Developer**
**NOR-AM Developments Inc. - developer owns land**

**Architect/Urban Design firm**
**Stone, Voight, McGuire**

**Funding**
**Secured allocation - $16 million**

**Building type**
**122 unit apartment**
*** site initially for condominiums**

**Objectives/Resident criteria**
**Family-oriented, regular non-profit where women can move after supportive housing.**

**Services and Activities**
**Incorporate special needs units where supportive services provided by community groups to individuals.**

**What makes your project different?**
**First non-profit project in Whitby sponsored by a community group.**

**Women in Transition**

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**Address**
P.O. Box 3036, Kenora, Ont.
P9N 4C8

**Contact**
Marlene Lane, community support worker

**Phone No.**
(807) 468-4114

**Date of Completion**
Summer 1988

**Sponsor**
Women in Transition; Kenora Non-Profit Housing Association (owner); West Kenora District Housing Authority (property manager)

**Developer**
Kenora Non-Profit Housing Association

**Architect/Urban Design firm**
Vas Kuchar and Associates, Toronto, Ont.

**Resource Group**
Kenora Non-Profit Association

**Funding**
Province of Ontario Ministry of Housing. Project 3000 funded housing construction. Community and Social Services funds support programming provided by Women in Transition.

**Building type**
Scattered site: Wood construction three storey walk-up apartments; single family dwellings and duplexes in two other locations.

**Number of units**
Total 22

**Type of units**
2 1-bed apartments; 4 2-bed apartments; 13 3-bed houses; 3 4 bed houses

**Unique design features**
Standard units - no security or other special features.

**Objectives/Resident criteria**
Provide permanent housing and support programming to women who have left abusive relationships and are seeking to re-establish independently in the

community. Must have left an abusive spousal relationship (physical, emotional, psychological, sexual abuse). Must meet the criteria for subsidized rent. Must demonstrate commitment to end cycle of family violence, and show potential for independence and positive change. No active alcohol, drug or psychiatric problem.

**Subsidies and Procedure**
Intake screening and selection done by Women in Transition Program. Property management by Housing Authority.

**Referrals from other agencies**
Family Resource Centre self-referrals, welfare agencies, Children's Aid, Ojibway Tribal Family Services.

**Average stay**
12 months

**Maximum stay**
Second Stage: 6 months, with extensions granted
Permanent: no maximum

**Services and Activities**
1 full-time and 1 part time community support counsellor, 1 part time secretary. Ongoing individual support, counselling, advocacy and referral services; group programming (tenant meetings, social events, workshops, newsletter); crisis intervention and community liaison. Participation in programming is voluntary.

**Management**
Kenora Family Resource Centre Board of Directors (volunteer) serves for both the shelter and the Women in Transition program. The salaried supervisor for the Centre acts as the project supervisor. There are no on-site staff in the housing projects.

**What do you think makes your project different?**
We are one of the few supportive housing programs for abused women offering permanent housing and voluntary participation in services. Women in Transition serves a large geographic area, including reserves in the north. Housing units are integrated with other special needs units in residential areas with no security features.

**What would you like others to know about your project?**
Program staff feel the need to network with other women's housing programs and would like to see an association of projects started.

**Advice to other women developing housing?**
Consider very carefully whether support services should be voluntary, or whether some kind of commitment should be given by clients in terms of personal growth and change. Consider also advisability of establishing permanent housing with no maximum length of occupancy.

**Women's Housing Matrix**

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**Address**
562 Woolwich Street
Guelph, Ontario

**Contact**
Frederica Potvin, Trudy Watts
115 Woolwich Street
Guelph, Ontario (office)

**Phone No.**
(519) 837-3470

**Date of Completion**
August 1, 1990

**Sponsor**
Women's Housing Matrix (1987) offshoot of Matrix Affordable Homes for the Disadvantaged Inc.

**Developer**
OKON Construction

**Architect/Urban Design firm**
Fryette & Schifflet & Assoc.

**Resource Group**
Matrix Affordable Homes; and Don Kaufman

**Funding**
Ontario Ministry of Housing

**Building type**
Townhouses, stacked (4 units); apartments in a block (6 units); and 1 small house.

**Number of units**
20 units

**Type of units**
15 - 1 bedroom
2 - 2 bedroom
3 - 3 bedroom

**Unique design features**
An open concept of dining and living room; design to fit into neighbourhood - e.g. brick; natural light from two sides. Community centre in basement of house for common meeting space.

**Objectives/Resident criteria**
Female-headed households; older single women

**Subsidies and Procedure**
Rent-geared to income - 100% subsidized. Half from Ontario Housing waiting list and one-half from own.

**Referrals from other agencies**
Women in crisis and mental health clinic; from other agencies

**Services and Activities**
Infill site in middle of town - good transportation, parks. Went through NIMBY syndrome. Much opposition from neighbours and delays.

**Management**
Aim to get tenants' association in place and women will name project. Board is community women, with representatives of residents.

**What makes your project different?**
First project for female-headed households in Guelph. First building predominately for single women, ages 30-60, who have no place to live. Single women participated in needs survey and had input to architectural design: lighting, interior colors, spatial features.

**What would you like others to know about your project?**
We persisted in seeing that top quality construction was done. Saw power of board in obtaining better quality construction than is usual in non-profit buildings or co-ops.

**Advice to other women developing housing?**
Never give up - let energy of a few people flow. We were very small. If you touch even a small group and make it work, you've done something. You have to keep up the faith. We were almost gone when we got the go ahead.

**Young Mothers Resource Group Inc.**

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**Address**
736 Bathurst St.
Toronto, Ontario
M5S 2R4

**Contact**
Fiona Stewart, Housing and Advocacy Development Coordinator

**Phone No.**
(416) 534-3002

**Date of Completion**
Aug. 1992

**Sponsor**
Young Mothers Resource Group Inc.

**Developer**
Not Yet.

**Architect/Urban Design firm**
Fless, Gates, McGowan, Eston

**Resource Group**
Sarmak Development Consultants

**Funding**
Funding will be through Homes Now Program, Ontario Ministry of Housing

**Building type**
Stacked townhouses 3 and 1/2 storeys; brick and some stucco; courtyard in back with community centre. All units will have private entrance and street level access.

**Number of units**
60

**Type of units**
Mostly 2 bedrooms, some 3, and a few 1; 2 1-bed wheelchair accessible

**Unique design features**
None

**Objectives/Resident criteria**
Special needs group will likely be young mothers, but the emphasis will be on families. Eligibility criteria have not yet been determined.

**Subsidies and Procedure**
20% market; 80 % subsidized: 40% deep core; and a lot of shallow subsidy

**Referrals from other agencies**
Not yet determined.

**Services and Activities**
Yet to be determined.

**Management**
It will be facilitative management; tenants will have lots of input. It is hoped that there will be a full-time property manager. No other staff is desired.

**What do you think makes your project different?**
Too early to say.

**What would you like others to know about your project?**
There will be an emphasis on having a family oriented, mixed, integrated community.

**Advice to other women developing housing?**
It is a long, laborious process, but the end result is decent, stable, affordable housing with an emphasis on community.

**YWCA of Metropolitan Toronto/15 Pape**

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**Address**
15 Pape Ave.
Toronto, Ontario
M4M 2V5

**Contact**
Brigitte Robertson: General Manager

**Phone No.**
(416) 469-0774

**Date of Completion**
Jan. 1989

**Sponsor**
YWCA of Metropolitan Toronto

**Architect/Urban Design firm**
Allen, Ensslen, Barrett Architects

**Resource Group**
Gibson, Munro & Associates

**Funding**
1987 non-profit housing program; Ontario Ministry of Housing; COMSOC
$6,350,000

**Building type**
5 storey brick, irregular T-shaped building with frontages on 2 major roads

**Number of units**
77 units

**Type of units**
39 one bedroom, 18 2 bedroom, 20 3 bedroom. Mix of 1, 2, and 3 bed, and accessible units

**Unique design features**
L-shaped building allows security guard to see both entrances. Laundry room overlooks playground. The square foyer serves as a common centre and all main rooms and street entrances connect to it. There is a lounge with kitchen facilities; secure playground for children; air conditioning; pollution controlled air filter; community room; enclosed sunrooms in 24 family units and units on noisy street frontages. Balconies on east and west sides. Three bedrooms have extra storage room, powder room and separated bedroom for alternate living arrangements. Storage space in each unit. Three wheelchair accessible units.

**Objectives/Resident criteria**
Low income women with and without children. Difficult-to-house women.

**Subsidies and Procedure**
100% rent-geared-to-income

**Referrals from other agencies**
Yes. From all, but closed waiting list at present.

**Services and Activities**
Active support program in building with offices for administrative staff and 3 community workers; interview room; space for meetings and seminars; security in design and limit on male residency to guest status for specific number of days per month. Security staff and on-site maintenance staff. Community workers available for recreation, advocacy or other needs requested by tenants.

**Management**
Goal is totally tenant-controlled management structure. Tenants now manage the common spaces and work with community workers to evolve programs to empower and educate tenants in developing management and life skills. Tenants are involved in the grievance process and in hiring staff. YWCA Board provides board for housing facility.

**What do you think makes your project different**
It is one of the only women-only apartment buildings. Tenants are active in the decision-making and management of the building. The YWCA has 116 years of experience and the size of the programs allow for flexibility and the facilitative management model.

**What would you like others to know about your project?**
It is a decent place to live. You have a say in how the place is run.

**Advice to other women developing housing?**
Be thorough in your homework. Be specific re. budgeting. Know your community and know your mandate beforehand. Hire an architect that listens to you as did the architect of 15 Pape. Try to work with a representative group of women that will be living in the building. Involve the neighbourhood early in the development process. We have found that four and five bedroom apartments are needed for women with large families.

**YWCA of Metropolitan Toronto**
**Humewood Drive Housing**

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**Address**
538 St. Clair St. West
Toronto, Ontario
M6C 1A4 (office)

**Contact**
Lavonne McEals, Manager

**Phone No.**
(416) 652-6098

**Date of Completion**
October 1, 1989

**Sponsor**
YWCA of Metropolitan Toronto

**Developer**
Gibson, Munro & Associates

**Architect/Urban Design firm**
Robert Reimers & Associates

**Resource Group**
Gibson, Munro & Associates

**Funding**
Ontario Ministry of Housing - $2 million; Ontario Community & Social Services for staff salaries, programming

**Building type**
4 plex - 4 self-contained apartments

**Number of units**
4

**Type of units**
4 bedroom units shared by four women

**Unique design features**
None

**Objectives/Resident criteria**
All women are deep core need. Screen for cooperative living, social mix and low income.

**Subsidies and Procedure**
Try to have cross-section of women. Residents pay 25% of income; rent-geared-to-income.

**Referrals from other agencies**
Yes - "Y" does outreach

**Services and Activities**
Part-time maintenance and clerical; 3 community workers facilitate housing meetings, referrals, counselling, community development.

**Management**
Facilitative management model. Residents are tenants - as much say in housing as they can manage, e.g. purchased furniture for house; make policies regarding housing or guests. Facilitative management is time consuming and involved. Units are rent-geared-to-income. Housing is permanent and for women only; has supports in independent context.

**What would you like others to know about your project?**
There are demands in living cooperatively.

**Advice to other women developing housing?**
Be prepared for the long haul; things take longer than you expect. Initial fears and conflicts in the community don't get sustained after the fact. Although the project was delayed for nine months by community residents' appeal to Ontario Municipal Board, now there is neighbourhood support.

**YWCA, Oshawa**
**55 McGrigor**

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**Address**
55 McGrigor
Oshawa, Ontario
L1H 1X8

**Contact**
Manager: Agnes Romanski

**Phone No.**
(416) 728-5227

**Date of Completion**
March 1, 1990

**Sponsor**
Oshawa YWCA

**Developer**
Arosan Enterprises Ltd.

**Architect/Urban Design firm**
Robert Reimers

**Resource Group**
Gibson Munro Associates

**Funding**
Ontario Ministry of Housing $14,092,325; COMSOC $180,000 operating costs.

**Building type**
4 storey apartment with 1 and 2-storey units - designed to feel like townhouse development

**Number of units**
40: 10-1 bedroom; 20 2-bedroom (10 stacked units); 10 3-bedroom stacked units

**Unique design features**
Security: regular instead of sliding doors at ground level; above standard deadbolt locks. Common areas in high visibility locations on first floor. Secure entrance system. Unobstructed sight lines to emergency housing unit with 24 hour staff. Unit types interspersed to minimize predictability and encourage mutual support between different households. Size of windows to fit standard curtain sizes. Above standard cupboard and storage space. Elevator with no-dial emergency phone. Zigzag hallways to minimize length and feel more like a townhouse. Laundry room at front entrance overlooking playground. Incorporated users' comments re kitchens.

**Objectives/Resident criteria**
Female-led families and single women. Abused women and those with psychiatric problems. Women in temporary housing for long time who need support services and to be part of a community.

**Subsidies and Procedure**
60% deep core need; 20% shallow core; 20% market

**Referrals from other agencies**
40% from Housing Authority list based on 4 client groups. Wanted women who need support. Housing Authority only bases on housing need. Developed separate contract with Housing Authority to redesign priority list. Team interviews of women to probe support needs. Learned a lot about how system works for getting women into permanent subsidized housing, e.g. Housing Authority only asks about abuse in "last month."

**Services and Activities**
Downtown location with good facilities. Built on lawn of existing YWCA which provides crisis housing and services. Building has large program room, patio, kitchen, bathroom. Run support groups, parent-child activities.

**Management**
Funded under Enhanced Management Program (Ontario Ministry of Housing). Argued that more management time required if high percentage in specialized needs category. Fulltime housing manager also supervises professional staff. Women work on esteem and skill development. Tenant association decides on smoking policy, men in building. Mothers take responsibility for leading children's groups. Planning playground and programs for 60 children.

**What makes your project different?**
Used own land and intensified uses.

**What would you like others to know about your project?**
Our first project. We didn't know what was unusual or what we were entitled to. Just demanded it bold as brass. We were mission driven and trying to fill a community need no one else fills.

**Advice to other women developing housing?**
Support staff makes it possible to have a heavily subsidized building.

**YWCA Permanent Affordable Housing Project**

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**Address**
YWCA
216 Simcoe Street
Peterborough, Ontario
K9H 2H7

**Contact**
Cheryl Lyon, Housing Coordinator

**Phone No.**
(705) 743-3526

**Date of Completion**
October 1991

**Sponsor**
YWCA of Peterborough, Victoria and Haliburton

**Funding**
Homes Now Program, Ontario Ministry of Housing $4.5 million

**Building type**
Townhouses and stocked townhouses

**Number of units**
40

**Unit Mix**
10 one-bedroom; 10 two-bedroom; 15 three-bedroom; 5 four-bedroom

**Unique design features**
Breaks the mold for social housing; completes a mix of housing in a new subdivision from large single family dwellings to coop. Next door to community college, new plaza, and on bus route. Architectural design is like homes nearby by same developer. 5 blocks of 8 units with peaked roofs, shutters. Fight not to compromise - integrate families visually by maintaining integrity of design. Centre Court has a playground. Gas heating within each unit is new technology. Freestanding unit for meetings, children, perhaps a community kitchen, offices and laundry room. Support services in this building.

**Objectives/Resident criteria**
Housing project arose out of a recognition of need experienced in shelters for permanent affordable housing for women. Targeted to women leaving abusive relationships although aiming at some kind of mix. Only women can be leaseholders.

**Subsidies and Procedure**
Two market units; 38 are subsidized

**Referrals from other agencies**
Through shelters and other social services in community.

**Services and Activities**
Support services by YWCA: 2 staff for community development, and child and youth workers. Funded by COMSOC. Also on-site manager funded by Ministry of Housing.

**Management**
Facilitative and participatory. Build in elements of cooperative management so that women control aspects of daily living.

**What makes your project different?**
Integration in location and design within a new subdivision. Wanted to avoid marginalized housing location. Trying to be as normal and integrated as possible. Surrounded by 7 acre park. A lot of community support. Initially, started with a downtown site but problems with rezoning.

**Advice to other women developing housing?**
Pick a site that's been rezoned. Work closely with planning department and municipality. They have been supportive. Look at services now provided for low income people; outlying areas can offer what downtown offers. There is a need to change your assumptions, suburban sites can be appropriate and do not require rezoning. Very extensive recycling used in other facilities - have room for composting, curbside pickup by city.

**Résidence Project Chance Inc.**

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**Address**
Maison Chance
580 Guy Street
Montréal, Quebec
H3J 1T3

**Contact**
Francis de Souza, Catholic Community Services

**Phone No.**
(514) 934-6199

**Date of Completion**
July 1989

**Sponsor**
Catholic Community Services Inc.

**Developer**
Land owned by C.N. and donated to City of Montreal. Leased for 100 years ($10,000)

**Architect/Urban Design firm**
Le Conseil de développement du logement communautaire (subcontracted to an architectural firm)

**Resource Group**
CDLC

**Funding**
SHQ - construction and rental subsidies; City of Montréal - Parcel of land - long term lease; Mortgage: Bank of Montreal. Fundraising: for programming ($125,000 first year) from individuals, corporations, schools. Raised $55,000 for washers, dryers, fixtures.

**Building type**
2 storey brick apartment block. Faces street with backyard, each has access to yard and balcony.

**Number of units**
22 units for rent, 1 office

**Type of units**
2 bedroom apartments
3 bedroom apartments

**Unique design features**
Backyard landscaped for children's play space (29 children in project). Storage space for bicycles. Wanted to build a daycare but no money.

**Objectives/Resident criteria**
Women pursuing full-time study in a specific academic vocational or training program. One to three children only. No live-in partners. Volunteer 2-8 hours per month.

**Subsidies and Procedure**
Rent is 25% of income. SHQ picks up the difference.

**Services and Activities**
Counselling - through program coordinator;laundry room on each floor (free); playground in backyard.

**Management**
Board of Directors: members are residents. Elections every year for a one year term. Program Coordinator; Standing Committee; Resident Council with committees (maintenance, etc.). Review Committee solves problems and complaints

**What makes your project different?**
You can see results. Residents have met their objectives; some have found a job and moved out within one year.

**What would you like others to know about your project?**
Innovative concept. CMHC should be looking at such strategies. It is not low-cost housing. It is designed to take people out of welfare cycle.

**Advice to other women developing housing**
Openness is out there if you know how to go out there and get support for your ideas. City of Montreal and schools were helpful.

**Fairview East Apartments,**
**Moosejaw, Saskatchewan**

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**Address**
123 Fairford St. East
Moosejaw, Saskatchewan

**Contact**
General Manager, Moosejaw Housing Authority

**Phone No.**
(306) 694-4055

**Date of Completion**
1978 - 1980 (2 phases)

**Sponsor**
Moosejaw Public Housing Authority, Saskatchewan Housing Corporation

**Developer**
Moosejaw Public Housing Authority

**Funding**
Section 40, National Housing Act: 75% from CMHC; 20% Saskatchewan Housing Corporation; 5% City of Moosejaw

**Building type**
Brick and wood siding - in residential neighbourhood on site adjacent to the river.

**Number of units**
36

**Type of units**
31 2-bedroom; 5 3-bedroom

**Unique design features**
Childcare centre incorporated between two wings of building.

**Objectives/Resident criteria**
Single parents with children only - eligible for public housing rent-geared-to-income programs.

**Referrals from other agencies**
Give priority to referrals from Transition House.

**Services and Activities**
Childcare centre for 25 children independently run in space leased from Housing Authority. Funding for childcare from Department of Social Services. Fulltime on-site caretaker, security door.

**Management**
Managed by Public Housing Authority.

**What makes your project different?**
The only public housing development targeted exclusively to single parents.

**What would like others to know about your project?**
Good location: bus in front, shopping, hospital, school nearby, childcare centre built under MUPS (CMHC funding).

**Native Women's Association, Regina Saskatchewan**

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**Address**
1040 8th Avenue
Regina, Saskatchewan

**Contact**
Fred Bird (director)

**Phone No.**
(306) 565-3940

**Date of Completion**
Manage existing housing units. Started about 1982.

**Sponsor**
Native Women's Association

**Funding**
Saskatchewan Housing Corporation. Cost shared program with Federal Government. Market units bought at separate times back to 1974. Purchased by provincial government. Straight management agreement; fee for service.

**Building type**
Single family dwellings.

**Number of units**
47, mix of units; majority: 2 bedroom bungalows

**Unique design features**
No special features

**Objectives/Resident criteria**
Single parents; persons of Indian and Metis Ancestry. Straight rental arrangement with tenants.

**Services and Activities**
4 staff: tenant counselling; maintenance; financial control and accounting

**Management**
Association Board. Could be elected by Regina Native Women's Association.

**What makes your project different?**
The commitment and dedication of the staff that work in the program which comes from the direction of the Board in establishing overall goals and objectives.

**What would you like others to know about your project?**
The rental rates per month are geared to income when required.

**Advice to other women developing housing?**
Native housing women's groups, make sure you have qualified assistance in the housing industry. The industry is very well defined and specialized.

**Sitka Housing Co-operative Inc.**

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**Address**
1550 Woodland Drive
Vancouver, B.C.

**Contact**
Coordinator

**Phone No.**
(604) 253-7075

**Date of Completion**
1986

**Sponsor**
Community women

**Architect**
Linda Baker

**Resource Group**
Inner City Housing

**Funding**
CMHC 56.1 Federal Government - $2.0 million

**Building type**
Stacked townhouses

**Number of units**
26 units

**Type of units**
8 1 bedroom; 11 2 bedroom; 6 3 bedroom; 1 4 bedroom

**Unique design features**
1) Six environmental suites are constructed with non-allergenic materials with above standard ventilation and hot water radiators for heat.

2) A common courtyard links all units. As many units, doorways and windows as possible face on to the courtyard in the centre of the project. This was done to increase interaction and provide a safe and inward looking community. There is a circular amphitheatre in the courtyard - a woman's meeting place, a round and nurturing kind of space.

3) The buildings are styled like large old houses to fit into the neighbourhood.

4) Concern with structural quality of buildings and use of materials for long term maintenance.

5) Design for security - no dead spaces on site, low fence around site, windows overlook courtyard

6) A personal space for every adult through design of nooks and cubbyholes - e.g. through windows in storage areas.

**Objectives/Resident criteria**
House sole support women, older women with and without children, disabled women. Only women can be co-op members.

**Management**
Internal Board of Directors. No paid staff. Member volunteers only. Decisions by consensus.

**What makes your project different?**
Allergy proof units, required by future residents for medical reasons were accepted by CMHC as meeting "handicapped" unit requirements - received 10% more funding to build these units.

**What would you like others to know about your project?**
The project was initiated by one woman, Penny Thompson, who called together a meeting of several women to address her own and other women's housing problems. The organizations they approached did not take them seriously at first and did not support the efforts of women providing housing for themselves. The group's persistence paid off in the long run but not without the support of women on the inside of housing organizations who supported their efforts.

**Advice to other women developing housing?**
"The major problem that Sitka faced, in terms of process, was that in all aspects it was an expressly female project going against male norms at CMHC, the city, and so on. Basically, they had to move through a system of approvals and checkpoints that thinks completely differently from them."

Linda Baker, the architect, in an interview with Hinda Avery (Women and Environments W89), commented, "The city is now using Sitka as the redevelopment standard for the area because it is compatible with the neighbours and gentle within the neighbourhood. It is also organic in terms of how people there have come together. The neighbours value the project highly because it blends in and values the same things they value concerning the buildings in the area, the detail, the scale-this project is considered a very good neighbour."

**Payuk Inter-Tribal Cooperative Ltd.**

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**Sites**
500 Balmoral St.
354-356 Stella and 82 Aikens

**Address**
500 Balmoral St.
Winnipeg, Manitoba
R3B 2P8

**Contact**
Manager: Janet Stephenson
Coop President: Cathy Mallett, Original Women's Network 956-2711

**Phone No.**
(204) 783-4891 (2 - 6 p.m.)

**Date of Completion**
500 Balmoral St.: Aug. 1989
354-356 Stella and 82 Aikens: Nov. 1989

**Sponsor**
Payuk Inter-tribal Coop Ltd.

**Architect/Urban Design firm**
Both: Harry A. Haid

**Resource Group**
DSI Tandem Coop Resources Ltd.

**Funding**
500 Balmoral St.: Manitoba Housing Urban Native Non-Profit Program
Project Budget: $3,230,113.00

Stella and Aikens: Manitoba Housing's Co-operative Homestart Program
Project Budget: $395,000.00 includes Housing Part A/B grants of $17,500.00 and a Core Area Grant of $60,000 (Housing Stimulus Grant)
Co-op Homestart Mortgage: $318,200.00

**Building Type**
500 Balmoral St.: 7 storey brick apartment (new construction)
Stella and Aikens: wood frame houses : 1 single-family 2 and 1/2 storey; one quadruplex 2 storey: conversion and renovation

**Number of Units**
500 Balmoral St.: 42
Stella and Aikens: 5

**Type of Units**
500 Balmoral St.: 12 1-bed; 12 2-bed; 12 3-bed "C"; 6 3-bed "D"

354-356 Stella - 4 two bedroom units (converted from a duplex)

82 Aikins - single family dwelling unit with 5 bedrooms (renovation)

**Unique Design Features**
Balmoral St.: Main floor includes coop office, kitchen, two multipurpose rooms and meeting room. Two mobility units on the second floor. Carpeting geared to wheelchairs, large bathrooms.

**Objectives/Resident Criteria**
To provide safe and supportive living conditions for Native women and children, and to offer affordable housing to low-income Native families. Most members are single parents. No drugs or alcohol are allowed on the premises.

**Subsidies and Procedure**
Balmoral St.:15% are non-targeted; rest are rent-geared-to-income.

Stella and Aikens: 3 of 5 units are subsidized (ie. receive rent supplement from the provincial government through cost-sharing arrangement).

**Referrals from other agencies**
Yes, but applicants must be sponsored by an existing coop member.

**Management**
1 board of directors with residents designated to the board (5 or 7 person board). There are seven committees (membership, environment, activities for children, finance, skills and education, health and recreation, and special events). Each committee has a representative that sits on the board. They are volunteers. All residents are board members.

**What makes your project different?**
The structure is unique in that all members are participating in one way or another in the operation of the buildings.

**Advice to other women developing housing?**
It's a long process. Don't get discouraged.

**SBI Homestead Coop Ltd. ["The Same Damn Bunch"]**

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**Address**
860 Westminster Ave., #12
Winnipeg, Manitoba
R3G 1A9

**Phone No.**
Bev Suek (204) 452-4925
Chris Clark (204) 983-7632

**Date of Completion**
1987

**Sponsor**
SBI

**Architect/Urban Design firm**
Harry A. Haid

**Resource Group**
Dale Schafto

**Funding**
$5000 from the Coop Homestart Program for the initial architect, plans and site finder; Capital costs: $175,000 and $35,000 for renovations which they raised themselves by mortgaging the house of a member.

**Building type**
3 storey brick building with basement apartment

**Number of units**
10

**Type of units**
3 4-room apartments
6 3-room apartments
1 basement suite for student

**Unique design features**
Central vacuuming. Communal space with library, TV room

**Objectives/Resident criteria**
To provide secure, comfortable and supportive housing with feminist principles for older women in a mixed residential environment. Since there is not a superintendent, everyone must cooperate. There is no smoking, and men are included but they too must adhere to the feminist principles of the Coop.

**Subsidies and Procedure**
The units are market value, but these are still lower than one would pay elsewhere. The group pools resources to pay rent of $465 per apartment.

**Services and Activities**
The intent is to stay unorganized i.e. not too rigidly structured. Although they do have educational, social, and entertainment activities, there is no paid staff.

**Management**
All members are part of the decision-making process.

**What makes your project different?**
There is an understanding of difficulties that women face and an acceptance of one another. There is also a fundamental ability to cooperate and to care. This is not housing as property acquisition for value but rather a safe place to be.

**What would you like others to know about your project?**
It should be easier to set up such housing. The process should be simpler so that people do not have to jump through so many hoops. More important than subsidizing, there is a need for total mortgage funding to get people started.

**Advice to other women developing housing?**
The political nature of assisting agencies related to the conversion of old houses should be changed. A lot of people are making a lot of money in a process that is needlessly complicated.

**Halifax Women's Housing Co-operative**

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**Address**
2432 Robie Street
Halifax, N.S.
B3J 4M7

**Sponsor**
Started by seven-member board of women

**Date of Completion**
1982-1984

**Architect/Urban Design firm**
Self-help rehabilitation by members, contracted for structural work.

**Funding**
6-unit building: $60,000 purchase + $50,000 repairs
duplexes: $60,000 purchase + $20,000 repairs
6-bedroom house: $73,000 purchase + $12,000 repairs
Total: $275,000.

**Building type**
75-100 year old wooden structures including detached house, duplexes, 6 unit walkup apartment building on scattered sites in same neighbourhood

**Number of units**
1 6-unit walk-up apartment building; 2 duplexes (up and down flats); 1 detached house with two units. 12 units total: 2-1-bed; 8 2 bedroom; 1 -5-bed house.

**Objectives/Resident criteria**
Women are eligible for co-op memberships

**Subsidies and Procedure**
Some residents subsidized to 25% of income.

**Management**
Decision-making by consensus. All members are on Board of Directors

**What makes your project different?**
Close to amenities and downtown; women who were to live in the co-op located the units and negotiated the purchase. Sweat equity component.

**Advice to other women developing housing?**
"The co-op program is tight financing for low income women. It <u>is not</u> the cheapest housing available. With good advice and management, and careful purchases, in the long run you receive excellent quality for reasonable expense. For women in our co-op, who are all low income, it is the only way to control the housing we live in, so it's a chance we're taking."

**Agnes McPhail Cooperative Homes Inc.**

---

**Address**
178 King Street, 3rd Floor
Welland, Ontario
L3B 3J5

**Contact**
Phyllis Savoie

**Phone No.**
416-788-0166

**Date of Completion**
March 1992

**Sponsor**
Group of women from community

**Developer**
Niagara Peninsula Homes - Resource Group

**Architect/Urban Design firm**
Ellen Allen of Allen Ensslen

**Funding**
Project 3600, Ontario Ministry of Housing, approximately $7 million

**Building type**
4 storey, elevated apartment building in established neighbourhood close to shopping, boards, and next to ravine. Bought site zoned.

**Number of units**
76 units

**Unit Mix**
16 one-bedroom
28 two-bedroom
4 two-bedroom accessible units
28 three-bedroom

**Unique design features**
Enclosed sunrooms attached to units; meeting room in building; before and after school programmes. Still discussing design.

**Objectives/Resident criteria**
Single women and mother-led families. Men cannot be coop members. Only women are accepted as members.

**Subsidies and Procedure**
Not completely fixed yet; 60 rent-geared-to income units are targeted.
**Referrals from other agencies**
Referral agreement with North Niagara Housing Authority

**Services and Activities**
Not decided, depends on funding

**Management**
Self-managed coop. Hire administrative and maintenance staff.

**What makes your project different?**
First women's cooperative built in the area.

**What would you like others to know about your project?**
That it is going to be built. There were difficulties in getting the old boys network on side. The hardest problem is getting local politicians and the general public to understand coops. There is a NIMBY syndrome against women's housing. The group has been together for two years, they have hung together and are very excited about the project. We still have the original board. Process with the public has been brochures and public meetings.

**Advice to other women developing housing**
Do it. Don't take 'No' for an answer. It's a long, drawn out process. We spent a lot of time with men at City Hall who were opposed to the project, but ultimately, we got what we wanted. They have many questions about the need for "women's housing." People making the decisions have not changed even though the concept of women's housing is more accepted. You need to keep at it and keep pushing. Brower Construction lent group money interest-free to buy land when Ministry of Housing withdrew funding. To bureaucrats, it's just another building and they don't understand what it means to the women developing it.

**The Beguinage: Toronto Women's Housing Co-operative Inc.**

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**Address**
397 Shuter St.
Toronto, Ont.
M4A 1X4

**Contact**
Gay Hatchie, Coordinator

**Phone No.**
(416) 865-1765

**Date of Completion**
January 1985

**Sponsor**
Volunteers from the women's community in Toronto

**Developer**
Tom Swartz - Quetico Developments (Modified turnkey project)

**Architect/Urban Design firm**
Philip Goldsmith, Quandrangle Architects

**Resource Group**
Lantana Non-Profit Homes Inc.

**Funding**
CMHC 56.1 program: $1.6 million capital budget.

**Building type**
Stacked town houses. Row construction of brick side and stucco with woodsiding on second storey.

**Number of units**
28 on two properties within same block

**Type of units**
13 one bedroom
12 two bedroom
3 three bedroom

**Unique design features**
Additional insulation above CMHC requirements for heat and sound insulation between units and exterior; some 2-storey units.

**Objectives/Resident criteria**
Priority is given to sole-support women with and without children. Reserve 2 units for ex-psychiatric patients.

**Subsidies and Procedure**
8 subsidized units; 2 emergency subsidies for on-going members.

**Services and Activities**
Small meeting room and workshop. Resident elected Board of Directors.
**Management**
Resident elected voluntary Board of Directors. Part-time coordinator and bookkeeper.

**What makes your project different?**
Strong on being for and by women. This includes learning new skills and doing things for ourselves.

**What would you like others to know about your project?**
The philosophy of the co-op was decided in the beginning to be for sole-support women with and without children.

**Advice to other women developing housing?**
Be strong about getting support from the government and other groups to get what you need to develop the housing you need for your community.

## Constance Hamilton Housing Cooperative

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**Address**
70A Lambertlodge Avenue
Toronto, Ontario
M6G 3X3

**Contact**
Coordinator, Linda St. James

**Phone No.**
(416) 532-8860

**Date of Completion**
1982

**Sponsor**
5-member voluntary board of directors drawn from social service field, professions, a municipal politician.

**Developer**
Bradsil

**Architect/Urban Design firm**
Joan Simon, Simon Architects and Planners

**Resource Group**
Toronto Labour Council Development Foundation

**Funding**
$2,330,000 from CMHC 56.1 program

**Building type**
Three storey stacked townhouse new construction; concrete block.

**Number of units**
30 and 6 bedroom communal house for second-stage housing

**Type of units**
10 1-bed; 16 2-bed; 4 3-bed; 6 bedroom communal house

**Unique design features**
Laundry room at ground level overlooking parkette; shared courtyard; 7 different unit types; some entrances to kitchens.

**Objectives/Resident criteria**
To get affordable housing for women built as quickly as possible. Women are eligible to be members of the co-op.

**Subsidies and Procedure**

Coop units

11 subsidy units: gradually increasing to 100% subsidy; 2 units subsidized down to 25% of income by provincial rent supplement program (OCHAP); 6 bedroom communal house subsidized by Ontario Ministry of Housing OCHAP rent supplement.

**Referrals from other agencies**

Referrals for communal house from Nellie's hostel and other women's hostels.

**Average stay**

In communal house, 1 year; coop units are permanent housing.

**Services and Activities**

Co-op coordinator/bookkeeper for 30 hours per week to deal with enquiries, rent collection, subsidies, bookkeeping, coordinating committees.

Counsellor for communal house is staff person of Nellie's Hostel for Women.

**Management**

Voluntary board from membership; various committees; membership, finance, maintenance

**What makes your project different?**

Attached communal house; located in a community of other non-profit co-ops.

**What would you like others to know about your project?**

"We reinvented the wheel. We could have learned from a consultant and gotten on with the job. But we agonized over the member of apartments, the size of the project. It was too much and took too much time. Could have looked more at security since this was designed for women. Could have had an internal alarm system."

## Herman Stewart Housing Co-operative Inc.

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**Address**
Labour Council Development Foundation
25 Cecil St., Suite 307
Tor., M5T 1N1

**Contact**
Jill Jones

**Phone No.**
(416) 977-8152

**Date of Completion**
Target Date: 1991 clearance; 1993 to build

**Sponsor**
International Ladies Garment Workers Union

**Developer**
Labour Council Development Foundation

**Architect/Urban Design firm**
Not yet chosen

**Resource Group**
Labour Council Development Foundation

**Funding**
Project 3000 and Homes Now are possibilities

**Number of units**
Aiming for 80 - 100

**Type of units**
Greatest need is for 2 and 3 bedroom

**Unique design features**
There will be communal and semi-private space provision.

**Objectives/Resident criteria**
The provision of affordable housing for workers of the ILGWU. 85% of membership is female; 20% of the female workers are single parents; 70% are new Canadians with English as a second language; 60% are seasonal workers.

**Subsidies and Procedure**
The greatest need is for subsidized units in neediest and core need categories: 60 - 80% will be rent geared to income.

**Services and Activities**
This is yet to be determined.

**Management**
It will be internal management.

## La Coopérative D'Habitation L'Arbre de Vie

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**Address**
22 Mowat Ave.
Suite 100,
Toronto M6K 3E8

**Contact**
Karla Skoutajan

**Phone No.**
(416) 538-7511

**Date of Completion**
1992

**Sponsor**
Le Reseau des femmes de sud de l'Ontario

**Developer**
Cooperative Housing Federation of Toronto

**Architect/Urban Design firm**
Piccaluga Architects

**Resource Group**
Co-op Housing Federation of Toronto

**Funding**
Homes Now, Ontario Ministry of Housing, budget not determined but allocated

**Building type**
brick apartment building 5 - 6 storeys

**Number of units**
50 units
10 1 bed; 25 2 bed; 15 3 bed

**Unique design features**
5% wheelchair accessible, maybe daycare

**Objectives/Resident criteria**
To provide housing for Francophone women and their families.

**Subsidies and Procedure**
80% subsidized through the Ontario Rent Supplement Program

**Management**
Self-managed cooperative structure with paid staff.

**What makes your project different?**
Francophone women and their families are targeted.

**Leta Brownscombe Coop Homes**

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**Address**
243 Milroy Drive
Peterborough, Ontario
K9H 7L8

**Contact**
Catherine Blackwood

**Phone No.**
705-749-5707

**Date of Completion**
1988

**Sponsor**
Group of women who saw a need; originally sponsored by YWCA of Peterborough

**Developer**
Victoria Wood Development

**Architect/Urban Design Firm**
Johanne de Villiers

**Funding**
Ontario Ministry of Housing; Approximately $5 million

**Building type**
3-storey walkup and townhouses

**Number of units**
34 apartments; 46 townhouses

**Unit Mix**
12 one-bedroom; 22 two-bedroom apartments; 12 two-bedroom townhouses; 30 three-bedroom townhouses; 4 four-bedrooms

**Unique design features**
Small tot lot; a communal room, boardroom, coop office, 4 handicapped units; hearing impaired units with lights that flash.

**Objectives/Resident criteria**
Not limited to women or single parents. Provide affordable housing and a support system for single mothers in a family-oriented community. Place that's safe to raise your family.

**Subsidies and Procedure**
Targets 26 deep core, 14 shallow core, 27 shallow non-core, 13 market.

**Referrals from other agencies**
Initially from Peterborough Housing Authority but subsidy units are filled.

**Management**
Board of Directors of residents; 8 committees; 1 full time staff

**What makes your project different?**
Built on a long site - divides the coop. Mix of townhouses and apartments is different - apartments are singles, some seniors, families with young children.

**What would you like others to know about your project?**
We are a family-oriented community and not Ontario Housing. In upper middle class neighbourhood.

**Advice to other women developing housing?**
Get a good developer and unbiased clerk of the works not tied to developer. A lot of construction is not done properly and we may have to go to court to resolve. Initial Board should get independent local building advice.

**Older Women's Network**

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**Address**
The Esplanade at Market Street
St. Lawrence Neighbourhood, Toronto

**Contact**
Elsie Ticoll
38 Orchard View Blvd., Apt. 606
Toronto, Ontario M4R 2G3
Phone No. 483-3234

**Completion Date**
Estimated Spring of 1993

**Sponsor**
Older Women's Network

**Resource Group**
Lantana Non-Profit Homes
290 Shuter Street
Toronto, Ontario M6A 1W7
Phone No. 366-3746
Contact: Walter Schenkel

**Architect/Urban Design firm**
Oleson Worland Architects
76 Richmond St. East
Toronto, Ontario M5C 1P1
Phone No. 863-6373
Contact: Heather Taylor

**Funding**
Approximately $12.5 million, Ministry of Housing

**Building type**
8 and 12 storey brick and precast apartment building

**Number of units**
142

**Unit Mix**
1 - 3 bedroom unit (caretakers suite)
26 - 2 bedroom units
7 - 1 bedroom (wheelchair accessible) units
20 - 1 bedroom (convertible to wheelchair) units
88 - 1 bedroom units

**Unique design features**
The building is intended for aging in place, and twenty one-bedroom units may be converted in the future to accommodate wheelchairs.

In order to provide choice, enclosed sunrooms have been provided on the north side of the building adjacent to the street (the Esplanade), while open balconies are provided on the south side facing a landscaped courtyard. The twelve storey tower facing east creates a visual end to the linear Crombie Park in the St. Lawrence community.

The building along the Esplanade is eight storeys, with a setback at the 6th floor. This is coordinated with the adjacent development to reinforce the street context.

**Objectives/Resident criteria**
To provide permanent self-managed housing primarily for single women over the age of 45.

**Subsidies and Procedure**
40% deep core, 20% shallow core, 10% shallow non core, 30% market rates

**Referrals from other agencies**
Appropriate public agencies.

**Maximum stay**
Permanent, aging in place

**Services and Activities**
To be developed for and by the residents.

**Management**
Cooperative, i.e., resident managed. The current Board members who are developing the project will turn over management to the building's residents.

**What makes your project different?**
This project is different as it is created primarily by a Feminist organization for a specific age group without being a "senior's" building.

**What would you like others to know about your project?**
This project is co-operative in two ways; first, it will be self-managed, and second, it is one of four social housing projects on the site, and is being developed in collaboration with the other groups and the City of Toronto Housing Department.

**Advice to other women developing housing?**
You can do it! Recognize the needs of your membership. Limit the numbers of people on the Board (i.e., the group that is developing the housing).

**Perth Avenue Housing Co-operative Inc.**

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**Address**
120 Perth Ave.
Toronto, Ontario
M6P 4E1

**Contact**
Co-ordinator

**Phone No.**
(416) 588-6810

**Date of Completion**
Nov. 1, 1986

**Architect/Urban Design firm**
E.I. Richmond Architects

**Sponsor**
Lantana Non-Profit Homes Inc. and group of community women

**Resource Group**
Lantana Non-Profit Homes

**Funding**
CMHC 56.1: $ 7 million construction/development cost

**Building type**
8 storey brick building

**Number of units**
102

**Type of units**
4 one-bed, 74 two-bed, 24 three-bed

**Unique design features**
1 2-bed and 3 one-bedrooms apartments are wheelchair accessible; 3000 sq. ft. for communal space originally designed for on-site childcare centre or commercial use. Appropriate space for children a priority. Enclosed balconies, play area at ground level.

**Objectives/Resident criteria**
No particular group is aimed for: 38 residents are single parents and a high percentage of these are women. Women-centered but not women only. To encourage female leadership. Developed by women to provide a supportive community for women.

**Subsidies and Procedure**
54 units are rent-geared-to-income; the rest are market rent

**Services and Activities**
Attempting to get day care on-site but government subsidies are not available. Special attention to security features, underground parking well lit.

**Management**
Internal board and paid staff. Co-ordinator, administrative assistant/bookkeeper and live-in superintendent.

**What makes your project different?**
It is affordable housing. Community living is important. You really tend to get to know people who live here. Member education was important at the beginning to spawn community. This led to other informal support systems such as an internal babysitting service. Newsletter that supports community awareness.

**What would you like others to know about your project?**
It can work! You have to be prepared to perpetuate the education of the members. It is a continual education process to build community and to understand the business side of the co-op. Member control is an important opportunity. It is unique.

**Advice to other women developing housing?**
It is difficult to involve women in housing because of time restraints and intimidation in participating in an unfamiliar way. Women tend to sign up for the member education side, which is important, but we also must get involved in the physical development side. Women don't usually come with the physical development skills. They tend to have the people development skills.

Get the philosophy of the co-op clear in the beginning. What kind of co-op do you want to have? Perth decided to have it a women centred co-op but not women only. The large size of the co-op helped determine that decision. Get professional help so you don't miss things in the planning stage. Get the skills somewhere that you don't have in the group. Take the time you need among yourselves to make sure you have consensus and work out differences.

**Tahanan Non-Profit Homes**

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**Address**
6A Greenlaw Avenue
Toronto, Ontario

**Contact**
Nilda Exmundo

**Phone No.**
392-5011

**Date of Completion**
Estimated Spring of 1993

**Resource Group**
Gibson Munro and Associates
23A Morton Road
Toronto, Ontario M4C 4N7
Phone No. 698-1346
Contact: Lindsey Bent

**Architect/Urban Design Firm**
Oleson Worland Architects
76 Richmond Street East
Toronto, Ontario M5C 1P1
Phone No. 863-6373
Contact: Heather Taylor

**Funding**
Approximately $4.5 million, Ministry of Housing

**Building type**
3 and 4 storey brick apartment building

**Number of units**
49

**Unit Mix**
3 - 3 bedroom, 2 storey units
1 - 2 bedroom, 2 storey units
11 - 2 bedroom units
2 - 1 bedroom (wheelchair accessible) units
32 - 1 bedroom units

**Unique design features**
This project is an excellent example of the intent of the Official Plan: the replacement of non-conforming, non-residential uses (currently a Legion hall) with residential buildings in an existing neighbourhood.

The proposed building is composed of two parts: a three storey, street related, front portion, conforming in height and scale with the street context; and a four storey, rear portion, substantially setback from the front property line.

An important design consideration was to maximize the residential units facing the street in a form similar to the neighbouring houses, i.e., two storey units with verandahs and their own street address. Grade related units are provided on the sides primarily for family occupancy.

**Objectives/Resident criteria**
The target group are Filipina domestics

**Maximum stay**
Transitional, still under discussion

**Services and Activities**
Currently under development

**Management**
Tahanan Board and tenant committees

**Ujama Housing Cooperative, Scarborough, Ontario**

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**Address**
22 Mowat Ave., Suite 100
Toronto, Ontario
M6K 3E8 (Resource Group)

**Contact**
Karla Skoutajan

**Phone No.**
(416) 588-7511

**Date of Completion**
1992

**Sponsor**
Group of women in community

**Developer**
Co-operative Housing Federation of Toronto

**Architect/Urban Design firm**
Allen, Ensslen, and Barrett

**Resource Group**
Cooperative Housing Federation of Toronto

**Funding**
has not yet received allocation

**Building type**
5 storey brick apartment building with grade-related units

**Number of units**
56

**Type of units**
1, 2, 3, and 4 bedroom

**Unique design features**
Some units accessible to people with wheelchairs ( 1 1-bedroom, 1 2-bedroom, 1 3-bedroom)

**Objectives/Resident criteria**
Female headed households; Ujama will negotiate with women's shelters.

**Subsidies and Procedure**
80% to be subsidized

**Management**
Self- managed volunteer structure, ie. coop management by members with paid staff.

**What makes your project different?**
Target group will be women of colour.

**Women's Community Cooperative Inc.**

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**Address**
32 Clapham Rd.
Hamilton, L8G 5A1

**Contact**
Kathy Holmes

**Phone No.**
(416) 578-1909

**Date of Completion**
Oct. 1988

**Sponsor**
Innovative Housing Group

**Developer**
Niagara Peninsula Homes

**Architect/Urban Design firm**
Allen, Ensslen, and Barrett

**Resource Group**
Niagara Peninsula Homes

**Funding**
Ontario Ministry of Housing Project 3000 : $2,954,000

**Building type**
6 storey brick building

**Number of units**
47

**Type of units**
41 1-bed (6 are wheelchair 1-bed); 2 shared 2-bed; 3 non-shared 2-bed; 1 shared 3-bed

**Unique design features**
3 units have showers and baths that are designed for people with wheelchairs; elevators have features to accommodate deaf and blind

**Objectives/Resident criteria**
Provide housing for women aged 40-59 at time of application. No children are allowed to live with them on a permanent basis. Children and men may visit.

**Subsidies and Procedure**
78% subsidized according to Ministry of Housing rent-geared-to-income guidelines ; 12% market.

**Referrals from other agencies**
The Housing Help Centre (Interval House for Second Stage Hospital), Coop Housing Federation, and others.

**Management**
Members of the board of directors are volunteers and must be residents of the building. Committees are responsible for maintenance, landscaping, interviews for applications, social events and buying trips, newsletter

**What makes your project different?**
Being a coop, and having a group of women with so many different economic and educational backgrounds. It is a community within a community.

**What would you like others to know about your project?**
There should be more opportunity to develop more housing like it. It allows many women to live in dignified accommodation. The coop provides them with a stepping stone to self-development. A positive self-image develops from the interaction and support that they receive. Through sharing they learn from each other.

**Advice to other women developing housing?**
Stick together and learn from your experience. There are so many hurdles to overcome. Find a good solid experienced development group.

**Coopérative d'habitation "Le Fil d'Ariane"**

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**Address**
7505 Marianna-Jodoin
Salle Communautaire
Rivière-des-Prairies
Montrèal, Quebec H1E 6S9

**Phone No.**
(514) 494-2621

**Date of Completion**
12 units ready for occupation on 1 November 1988; 12 units ready for occupation on 1 December 1988

**Sponsor**
Groupe de Ressources Technique - Nord Est
8270 Boulevard Gouin, Apt. 1
Montréal, Quebec
Tel: (514) 643-1828

**Developer**
The City of Montreal owned the land; co-op obtained long-term lease

**Architect/Urban Design firm**
"Lafontaine et Associés"
Riviére-des-Prairies, Montréal

**Funding**
Societé d'Habitation du Québec - mortgage and subsidies for low-income households

**Building type**
3 storey brick walk-ups: 4 blocks, each with its own entrance and facing the same way on to a street in a new subdivision.

**Number of units**
24

**Type of units**
4-and-a-half (2 bedrooms) x 6
5-and-a-half (3 bedrooms) x 12
6-and-a-half (4 bedrooms) x 6

**Unique design features**
No basement, large balconies, much consultation with architect concerning kitchen design and interior decor.

**Objectives/Resident criteria**
Must be a lone parent

**Subsidies and Procedure**
Those with an annual income of less than $18,000 a year will receive subsidies from the SHQ.

**Services and Activities**
Only social activities planned by the social activities committee.

**Management**
Board of directors composed of members/residents is elected by the assembly of members. There are 7 members: President, Vice-President, Secretary, Treasurer, 3 councillors. There are 5 committees: secretarial, treasury, maintenance, selection and leisure activities. There is a paid employee of the CRT who acts as a consultant.

**What makes your project different?**
Exclusively for single parents

**What would you like others to know about your project?**
Even though we are on our own (lone parents), we are able to manage and are resourceful.

**Advice to other women developing housing?**
Choose the residents carefully.

**Coopérative d'Habitation "La Roseraie"**

---

**Address**
875a av. Bloomfield
Outremont, Québec
H2V 3S5

**Contact**
Suzanne Leduc

**Phone No.**
279-8046

**Date of Completion**
May 1, 1985

**Sponsor**
Started by one of the members (spontaneously)

**Developer**
long term lease from the City of Outremont until 2037

**Architect/Urban Design firm**
Atelier Habitation (2 local G.R.T.)

**Resource Group**
Atelier Habitation Montreal
5185 Blvd. St-Laurent
Tel. 514-270-8488

**Funding**
SHQ - "Logipop" - $500 in start-up funds & $54,000 for construction
CMHC - loan $814,532 (96% of total costs)
- annual subsidy of $72,000 for 35 years (total $2,551,080)

**Building type**
Newly built 3 storey brick walk-up (3 blocks which are joined) and have 6 units each

**Number of units**
18

**Type of units**
4-and-a-half rooms (2 bedroom) - 10
five-and-a-half rooms (3 bedroom) - 8

**Unique design features**
1 apartment for the handicapped; meeting room

**Objectives/Resident criteria**
At least 15% of units must be for low-income residents. Priority to one-parent families, the elderly, one unit is reserved for a physically handicapped person. Destined for people with low or moderate incomes.

**Subsidies and Procedure**
According to 56.1 CMHC and SHQ "logipop" - 25% of income

**Referrals from other agencies**
Not yet determined.

**Services and Activities**
Social activities

**Management**
Board of 5 members (executive) elected for 2 years. Maintenance and finance committees only. Ad hoc committees when necessary.

**What would you like others to know about your project?**
Life in a coop is great but it is not easy; it requires a commitment.

**Advice to other women developing housing?**
Choose members carefully. Many people want to benefit from a low rent but do not realize that there is work involved to maintain a coop. Educate members.

## Coopérative d'Habitation "Toi et Moi"

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**Address**
273 A Blvd. de l'Hôpital
Salle Communautaire
Gatineau, Québec
G8T 7C8

**Contact**
Linda Malette (President)

**Date of Completion**
March 1986
Sponsor: Encouraged by two social workers at the local centre local de services communautaires

**Resource Group**
Loge-action Outaouais

**Funding**
CMHC; no response to amount

**Building type**
brick; 2 blocks with 8 units each (triplexes); blocks are facing each other; parking facilities and backyards

**Number of units**
16

**Type of units**
8 2-bedroom
8 3-bedroom

**Unique design features**
2 units for handicapped; community room/meeting room; play space/swings for children

**Objectives/Resident criteria**
Priority given to single parent families. They try to have a few men "for the heavier work."

**Subsidies and Procedure**
No response

**Services and Activities**
Social activities

**Management**
7 members on board (Executive) elected for a 2 year term. Committees are: Secretarial, Treasury/Finance, Selection; Maintenance, Education (to organize workshops, orientation of new members).

**What makes your project different?**
Not that different from other coops except that it has been managed about 85% of the time by women. Warm atmosphere; small co-op.

**What would you like others to know about your project?**
Living in a co-op is great as long as people understand what's involved (time, energy, work).

**Advice to other women developing housing?**
Look at the needs of the coop as well as the needs of members. Place emphasis on education of members.

## Coopérative d'Habitation Tournesoleil

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**Address**
4561 ave de l'Hôtel-de-Ville
Montréal, Quebec
H2T 2B2

**Contact**
Valérie Dupont

**Date of Completion**
March 3, 1979 - formation of coop organisation

**Sponsor**
Centre d'Information et de Référence pour les Femmes

**Developer**
Societé Municipale d'habitation de Montréal (SOMHAM)

**Architect/Urban Design firm**
SOMHAM

**Resource Group**
Conseil de Développement en Logement Communautaire. A "Groupe de Ressources Technique

**Funding**
SCHL/CMHC 56.1 - for rental subsidies
SHQ (Societé d'habitation du Québec) - $3000/unit for renovations

**Building type**
5 brick triplexes on same side of street

**Number of units**
15 4-1/2 rooms (2 bedrooms) x 7; 5-1/2 (3 bedrooms) x 8

**Unique design features**
Landscaping of backyard designed for security and play space

**Objectives/Resident criteria**
Two-thirds of members must be women. Must be low income (less than $17,000/year income).

**Subsidies and Procedure**
CMHC criteria for subsidies.

**Services and Activities**
NIL except for social/leisure activities

**Management**
No board: encourages consensus decision-making
Committees: secretarial, treasury, maintenance, communication

**What makes your project different?**
Heterogenous membership; gives priority to socio-economically disadvantaged women

**What would you like others to know about your project?**
We are open and accept differences. We encourage diversity because each unique person can contribute to the co-op in a different way. We give priority to the economically weak.

**Advice to other women developing housing**
Remember that there are alternatives to being a tenant or a landlord i.e. co-ops. Living in a co-op is a lifestyle which can serve the specific needs of many people.

**Grandir En Ville**

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**Address**
1080, de la Chevrotière
Québec, P.Q.
G1R 3J4

**Contact**
Coordinator

**Phone No.**
(418) 529-9051

**Date of Completion**
1981

**Sponsor**
Corporation du Bon Pasteur

**Architect/Urban Design firm**
Jean Côté

**Funding**
Total: $1,002,220: $112,500 from CMHC 56.1 program; $75,000 from municipal/provincial program for construction costs; $3,000 per unit from SHQ (LOGIPOP)

**Building type**
Renovation of 300 year old stone four storey structure formerly the laundry of Bon Pasteur Convent. Share courtyard with five other co-ops. Balconies added on to exterior of building.

**Number of units**
30

**Type of units**
1 - 4 bedroom; 10 - 3 bedroom; 15 - 2 bedroom; 3 - 1 bedroom; 1 bachelor

**Unique design features**
Retained as much of original stone building as possible. Each unit is different; 11 foot ceilings; 9 foot original French windows. Livingrooms in corners of building to give double exposures. Roof top garden; bicycle storage.

**Objectives/Resident criteria**
Quotas for different household types: (1) single parents 19-22 units; nuclear families 2-6; couples 1-3; one person households 2-5 units.

**Subsidies and Procedure**
Number of subsidy units fluctuate. Housing costs low relative to market rents in this area (financial district). Everyone effectively subsidized.

**Services and Activities**
Co-op shares childcare and commercial facilities with other co-ops on the site: A grocery store and a recording studio that is rented out. A courtyard is also shared. Co-op has a meeting room that also serves as guest room for visitors; laundry room overlooking children's playroom.

**Management**
Management by members.

**What makes your project different?**
The housing cooperative was seen as a basis from which other social projects would emerge. The first objective was to solve the housing problems they faced. Then they wished to create a collective capital in order to finance some projects. Among them, the financing of other cooperatives in their initial planning stage, the construction of a holiday resort for low income families, job creation for the coop members, training courses to facilitate the integration of their members (or other single parents) to the job market. (None of these other objectives have materialized.)

Creating an alternative to the monolithic family unit was one of their objectives. Although the project was started by single parents, the group wanted a diversity of family types to avoid the creation of a single parent family ghetto. They came up with ratios for each family type and recommendations about the dwelling units most suitable for each household. Vacancies are filled to maintain the agreed upon ratio.

**What would you like others to know about your project?**
Originally the group hoped to create space for home based work. We lost a great deal in the design process: communal space and design oriented to children.

## Joint Action Co-op

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**Address**
1317 23rd Avenue
Regina, Saskatchewan

**Contact**
Coordinator

**Date of Completion**
1972

**Sponsor**
Regina Single Parent Improvement Association, a non-profit group of single parents and Central Community Services Inc.

**Architect/Urban Design firm**
Schmidt, Forrest and Associates Architects - c. 1960

**Resource Group**
None

**Funding**
Downpayment for mortgage from Saskatchewan Co-op Credit Society.
1972: Section 34.1.18 mortgage 1977: RRAP - $190,000 for wiring, plumbing, boilers; 1985 - further renovations

**Building type**
Recent physical upgrading of buildings and landscaping. Wood frame construction with corridors and stairwells of masonry. Exterior is brick veneer or porcelain enamelled panels.

**Number of units**
48

**Type of units**
16 1-bed apartments; 32 2-bed apartments

**Unique design features**
None - minimal renovations initially. No meeting room

**Objectives/Resident criteria**
Single parents and their children

**Subsidies and Procedure**
Housing charges are lower than comparable units in the city

**Services and Activities**
Creative Corners Childcare in space of 4 1-bed units operating as separate cooperative and paying rent. Residents have priority. 4 laundry machines owned by co-op in each building.

**Management**
Self-managed by residents; external bookkeeper; paid co-op coordinator.

**What makes your project different?**
Started by single parents for single parents. The only one like it in Regina.

**What would you like others to know about your project?**
Great location: across from shopping mall, good residential area, near university, on bus line

**Advice to other women developing housing?**
Need for support services for single parents to deal with crisis and transition. Need for lifeskills and community development. Importance of on-going maintenance and reserve funds so buildings do not deteriorate. Need consistent advice and ongoing co-op education.